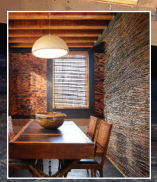
FALL 2019
FREE

ARCHITECTURE DC

New Heights

The Annual AIA|DC Awards Issue






Inside:

Downtown Office Building Incorporates Public Space
A "Triumphant" Facility Meets Short-Term Housing Needs
Accessory Dwelling Revels in Novel Materials
Local Firm Offers Exciting Ideas for DC Alleys

snaiderousa®
FROM ITALY SINCE 1979

©2019 Snaidero USA



VISION | Pininfarina Design | Made in Italy

Studio Snaidero DC Metro | 1130 North Fairfax Street | Alexandria | 703.683.1130

1.877.762.4337 | Distributed by snaidero-usa.com

snaidero
KITCHENS + DESIGN

POTOMAC VALLEY BRICK



Lasting. Beautiful. Classically Modern.

Potomac Valley Brick offers architects the widest selection of quality masonry products in the region. Our expertise in the product selection, design and application of the industry's finest and most prestigious masonry lines has been helping architects achieve their building design dreams for more than 40 years.

(301) 309-9600

www.pvbrick.com

Baltimore ◆ Easton ◆ Frederick ◆ Gaithersburg ◆ Newington ◆ Rockville ◆ Salisbury

15810 Indianola Drive, Suite 100 Rockville, MD 20855







From motion to peace. If you're tense during the day,
then you really look forward to the evening. **+SEGMENTO**

AAI Poggenpohl
Poggenpohl Georgetown

chevychase.poggenpohl.com
washingtondc.poggenpohl.com

poggen pohl

METROPOLITAN
ENGINEERING INC
SHAPIRO-O'BRIEN

mei-dc.com 202-296-2580 2020 K St. NW Washington, DC 20006



MEI SPECIALIZES IN INNOVATIVE
MEP DESIGN SOLUTIONS AND
BRINGS EXTENSIVE EXPERIENCE
TO YOUR PROJECT.

CREATIVE
ENGINEERING
SOLUTIONS





Screen porch of the Massachusetts Avenue Heights House, by Robert M. Gurney, FAIA, Architect.

Photo © Anice Hoachlander/ Hoachlander Davis Photography

ARCHITECTUREDC
Vol. 21, No. 3
ARCHITECTUREDC is a registered trademark of the Washington Chapter of the American Institute of Architects

ARCHITECTUREDC (Online) ISSN 2572-8989
ARCHITECTUREDC (Print) ISSN 2572-8970

421 7th Street, NW, Washington, DC 20004
phone: 202.347.9403 fax: 202.347.9408
www.aiadc.com

Mary Fitch, AICP, Hon. AIA / Publisher
G. Martin Moeller, Jr., Assoc. AIA / Editor
James B. Hicks III / Art Director
Jody Cranford / Advertising

AIA|DC 2019 Officers
Marc Fairbrother, AIA / President
Robert L. Holzbach, AIA / President Elect
Kristopher Takács, AIA / Treasurer
Douglas Palladino, AIA / Secretary
Joseph Sacco, AIA / Past President

AIA|DC Staff
Mary Fitch, AICP, Hon. AIA / Executive Director
Katherine Adams / Development Director
Scott Clowney / Exhibitions & Public Programs Dir.
Louis Duva / Communications Coordinator
Sinclaire Erdwien / Deputy Director
Melody Harrison / Member Services Director
Laura Headrick / Events Manager
Rachel Simonson / Youth Outreach Director
Katie Spencer / Programs Director

Subscription Information
Subscription to *ARCHITECTUREDC* is free to the public.
Subscribe online at www.aiadc.com

Advertising Information
Please contact Jody Cranford at Media Sales at 800-818-0289 or jcranford@aiadc.com

Contents

ARCHITECTURE DC

New Heights:
The Annual AIA|DC Awards Issue
Fall 2019



24



38



91



99

WELCOME

5 A Singular Emphasis
by Mary Fitch, AICP, Hon. AIA

■ AWARD-WINNING PROJECTS FOR 2019

14 Midtown Funk:
Fannie Mae's New Home Pushes the (Building) Envelope
by G. Martin Moeller, Jr., Assoc. AIA

22 Commercial Interests:
Three Diverse Projects Offer New Models for the Workplace
by Louis Duva

32 Institutional Investments:
Cultural and Educational Projects Enhance Their Communities
by Steven K. Dickens, AIA, LEED AP

46 Strength in Numbers:
Multi-Family Projects Get Their Due
by Ronald O'Rourke

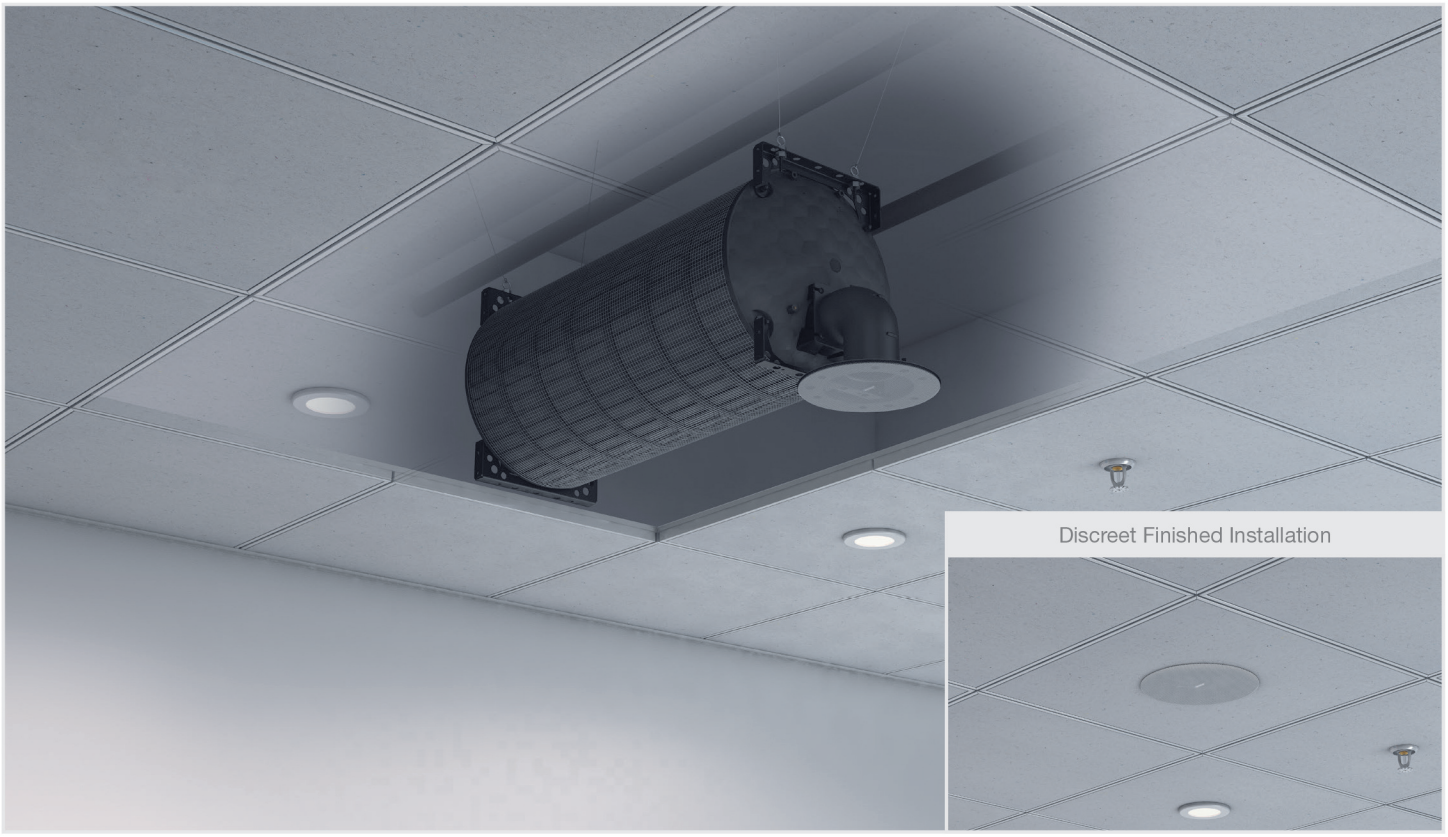
64 Washington at Home:
DC-Area Houses Exude Elegance and Innovation
by G. Martin Moeller, Jr., Assoc. AIA

80 Private; First-Class:
Exurban Houses Reflect Varied Approaches to Modern Design
by Steven K. Dickens, AIA, LEED AP

88 Urban Amenities:
Diverse Projects Recognized for Catalytic Potential
by Deane Madsen, Assoc. AIA

96 Properly Cited:
Jury Recognizes Projects for Sustainable and Universal Design
by Ronald O'Rourke

ON THE COVER: Street-facing courtyard at Midtown Center, by SHoP Architects with WDG Architecture. Photo © Ty Cole



Discreet Finished Installation

The Powerful In-Ceiling Subwoofer That Won't Rattle the Ceiling

We are pleased to present the **SF 10C SUB SoundField In-Ceiling Subwoofer**. The SF 10C SUB works with other speakers in the room to dramatically improve bass response, allowing listeners to experience the full impact of their content. A unique UL 2043 plenum rated design allows it to be hidden from view in air handling spaces, and novel suspended-by-wire mounting isolates the subwoofer from the ceiling grid to reduce rattling. The white grill can be painted to match the environment for a clean finished installation.

Technology That Blends with Your Design

The SF 10C SUB is just one of the AV switching, control, connectivity, and management solutions from Extron designed to complement the elegant environments you create.

Extron S3 Support Program for Architects

Our Architect Support Program provides access to Technical Design Assistance, Autodesk® Revit® Modeling Files, AV System CAD Drawings, and Architectural & Engineering Specifications. Contact us today for support on your current projects.



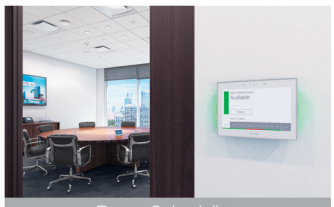
Control & Automation



Audio Systems



Collaboration & UC Integration



Room Scheduling

Extron

800.633.9876 • extron.com/SUB

A SINGULAR EMPHASIS


Bradley W. Johnson

Architecture magazines often devote considerable space to championing suburban and exurban single-family houses. *Architectural Record's* annual Record Houses issue, for example, tends to focus mostly on large, detached, single-family houses located outside urban centers. They are beautiful objects in a landscape. And while some single-family design is truly path-breaking (see pages 64-87) for recent award-winning examples by DC-area architects), this housing format is on its way out.

The emphasis in some of these magazines on these singular objects risks sending several unfortunate messages about residential architecture and residential architects, among them that living outside a city is better than urban life, that bigger houses are inherently better than smaller ones, that townhouses don't pose design challenges or involve design solutions equal to those of detached homes, and perhaps most of all, that when it comes to designing a house, hiring an architect is a luxury that only the wealthy can afford. Indeed, in this era of growing debate over income and wealth inequality, the parade of these homes risks making the architectural profession look not just tin-eared, but dangerously out of touch.

Welcome!

Whatever their merits, single-family residences outside the city represent only a fraction of the residential architectural market, and one whose share is declining, in part because the demographics that once supported single-family-only suburbs just aren't there anymore. A Brookings Institution study estimates that there is currently a gap of 20% to 35% between the demand for walkable urban living choices and the supply of such residences, while a study by the University of Utah shows that there is a nationwide shortage of three million small-lot and attached-housing units. Census data, moreover, show that nearly 30% of the nation's households are single-person households (and the percentage in Washington is even higher). By 2025—only six years from now—the Census estimates, 75% to 85% percent of households will be without children.

A recent design competition in Chicago called *Disruptive Design* challenged architects to submit ideas for affordable owner-occupied homes that included a wealth-building component, such as a rentable unit or a live/work space. The winning two-story design, by Chicago architect Greg Tamborino, AIA, allows the property to morph as family dynamics change. As a young couple, the owners might want two flats, one for living and one that earns income. As the family grows, the owners might recapture that rented space. And as the owners age, they might enjoy one-floor living again with some rental income. It's a single design that offers different options to meet changing needs. The house of the future might not be a house in the conventional sense at all.

In this issue, which presents this year's collection of award-winning projects of various types as selected in juried competitions, the residential award winners include not only single-family homes outside the city, but other types of housing projects as well, including townhouses, rental apartment and condominium buildings, co-living houses, and a building that provides short-term transitional housing for homeless families. Residential architecture has many branches, and it is gratifying to see that the jurors reflected that in their deliberations.

We hope you enjoy this annual awards issue. As always, we appreciate your comments, so please feel free to drop me a line.

Mary Fitch, AICP, Hon. AIA
Publisher
mfitch@aiadc.com
@marycfitch

Contributors

Steven K. Dickens, AIA, LEED AP ("Institutional Investments" and "Private; First-Class"), is senior associate with **Eric Colbert & Associates**.

Louis Duva ("Commercial Interests") serves as the communications coordinator at **AIA|DC**.

Deane Madsen, Assoc. AIA ("Urban Amenities"), is a writer and architectural photographer based in Washington, DC, and founder of the informal architectural appreciation society **Brutalist DC**.

G. Martin Moeller, Jr., Assoc. AIA ("Midtown Funk" and "Washington at Home"), is an independent curator and writer, as well as senior curator at the **National Building Museum**. He is the editor of *ARCHITECTUREDC*.

Ronald O'Rourke ("Strength in Numbers" and "Properly Cited") is a regular contributor to *ARCHITECTUREDC*. His father, Jack O'Rourke, was an architect in San Francisco for more than four decades.

Jurors for 2019 AIA|DC Awards Programs

Chapter Design Awards

- **Barbara A. Campagna, FAIA, LEED AP,** Barbara A. Campagna/Architecture + Planning, PLLC; Buffalo, NY
- **Michael Gabellini, FAIA,** Gabellini Sheppard Associates, New York, NY
- **Dina Griffin, FAIA, NOMA, IIDA,** Interactive Design Architects; Chicago, IL
- **James E. Richärd, AIA,** richärd+bauer; Phoenix, AZ
- **Andrew West, AIA,** Elkus Manfredi Architects; Boston, MA

Washingtonian Residential Design Awards

- **Richard Buchanan, AIA,** Archer Buchanan; West Chester, PA
- **Anne Fougeron, FAIA,** Fougeron Architecture; San Francisco, CA
- **David Leven, AIA,** LevenBetts; New York, NY

WHAT HAPPENED TO VALUE ENGINEERING?

When the concept of value engineering was first conceived in the 1940s, the aim was to find real value through careful analysis of products and components. This was accomplished by either improving performance without increasing cost or reducing cost without sacrificing performance. It was understood that value could only be created if functionality and durability remained the priority.



University of Montana - Missoula, MT
Architect: StudioForma Architects

Today, value engineering in construction has fallen far from its origins, with products being chosen and changed out simply because they are cheaper, many times sacrificing performance and longevity. This new process is no longer about creating actual value. Acknowledging that budget is always a concern, there must still be a better way.

With the introduction of EN-V we aim to restore the true meaning of value. We haven't cheapened anything about the EN-V metal panel system, but rather optimized the process to find cost savings without sacrificing performance. EN-V is a fully tested, architectural, dry joint, pressure equalized rainscreen system which starts at an uncommonly low price in this sector. The panels are single-skin, so there are no worries of delamination and they are non-combustible. Available in a nearly endless palette of custom colors, EN-V doesn't compromise on aesthetics either.

Now you can use a system you want at the price point you need.

env®
Powered by Dri-Design

ARCHITECTURAL METAL WALL PANELS

en-v.com | 616.355.2970



Meet the Series 7600.

Our strongest and most energy-efficient aluminum multi-slide door ever.



Deck Awnings

14650-J Rothgeb Dr
Rockville Md 20850
phone: 301-990-8333

www.thedeckawningcompany.com
www.corradiusa.com

Introducing The Kubo free standing awning structure by Corradi.

- Motorized fully retractable roof.
- Sides can be closed in with operable roof down clear curtains.
- 100% rain proof.
- Water management system so rain water is channeled down the posts.
- Custom sizable.

Corradi
OUTDOOR LIVING SPACE





Water Street/River View | StudioMB | Photo © Paul Burk Photography

ADDED DIMENSIONS
construction
AddedDimensionsInc.com



The Fine Art of Bathroom Design

Welcome to your new flagship showroom

KONSTUNION

7550 WISCONSIN AVE., BETHESDA, MARYLAND

301.654.7810 konstunion.com



GLASS CONSTRUCTION

Architect: Barnes Vanze Architects | **Photographer:** ©Maxwell MacKenzie

3307 Connecticut Ave NW Washington DC 20008 | 202.362.6012 | www.GlassConstruction.biz

Graphic Design: Jay Young Gerard

Ballston Exchange



Ballston Exchange has shed its former single-tenant, fortress-like presence and is introducing a broader hyperconnected workplace community, designed to encourage the cross-pollination of people, commerce, and ideas.

With repositioning plans that have breathed life and renewed vitality into the property, renovations include extensive interior restoration plans featuring a remodel of the dramatic 12-story atrium at 4201 Wilson Boulevard, streetscape improvements, and activation of a new ground floor retail experience.

Ballston Exchange is a true testament to how innovation and design can transform the way we work. The property offers companies a suite of amenities and thoughtfully designed common space including shared meeting rooms, conference facilities, and open work areas – presenting opportunities for collaboration and exchange at every turn.







www.ballstonexchange.com | 4201 and 4121 Wilson Blvd, Arlington VA 22203

ONCE A YEAR. 20% OFF THE ENTIRE COLLECTION.*
SEPTEMBER 13-24

LE RENDEZ-VOUS LIGNE ROSET



RENDEZ-VOUS WITH YOU

In-store and online.
2201 Wisconsin Ave NW, Washington, D.C. 20007
(202) 248 - 3112 | info@lignerosetdc.com | ligne-roset.com

ligne roset®
depuis 1860

* Exclusions apply. This offer applies for new orders only and cannot be combined with any other promotion, sale, and/or discount. This offer excludes the Premier collection, Clouds, and textile accessories. Sales tax and delivery fees are not included.

Midtown Funk

Fannie Mae's New Home Pushes the (Building) Envelope

by G. Martin Moeller, Jr., Assoc. AIA



The street-facing courtyard of Midtown Center, with sky bridges soaring above.

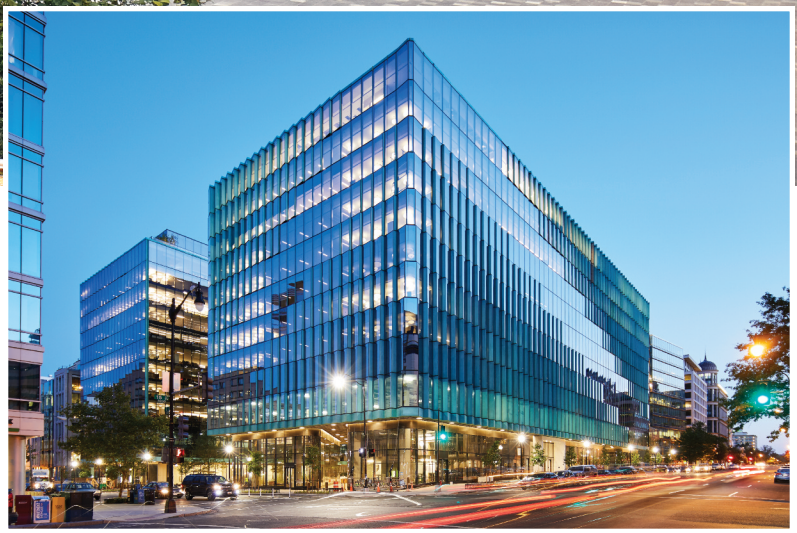
Grand Award

Midtown Center
Washington, DC

SHoP Architects
Associate Architects: WDG Architecture
Landscape Architects: SCAPE Studio
Lighting Designers: MCLA Architectural Lighting Design
Structural Engineers: SK&A Structural Engineers
MEP Engineers: Girard Engineering
Building Enclosure Consultants: Simpson Gumpertz & Heger; Curtainwall Design and Consulting, Inc.
Façade Fabricators: Oldcastle Building Envelope
Fire/Building Safety Consultants: Jensen Hughes
LEED Certification Consultants: Noresco LLC
Vertical Transportation Consultants: Van Deusen & Associates
General Contractor: Clark Construction Group, LLC



All photos © Ty Cole



The rippling street façades of Midtown Center, with projecting bays of copper and glass. The existing Columbia Center building is visible in the right background.

Each of the three earliest editions of the *AIA Guide to the Architecture of Washington, DC*, dating from 1965 to 1994, included a section titled "Midtown." The term is rarely used today, but it once referred roughly to the area between K and P streets, NW, and between Connecticut and Vermont avenues. Before World War II, it was a transitional zone between the commercial downtown and the residential neighborhoods around Dupont and Logan Circles, but as commercial development pushed northward, the area lost its distinct identity.

Midtown Center, a new building at the corner of 15th and L streets, NW, may help to resurrect that forgotten geographical designation, not merely by virtue of the building's name, but also thanks to its thoughtful design. The project incorporates two substantial, publicly accessible outdoor spaces, along with a series of street-level pathways that crisscross the site, inviting pedestrians to cut through (and perhaps stop for refreshment at one of several food service establishments expected to open soon in ground-floor retail spaces). In conjunction with the building's animated façades, marked by wave-like patterns of projecting window bays, along with the dramatic "sky bridges" spanning the main courtyard, these urban gestures create a strong sense of place in a precinct with more than its share of bland commercial boxes.

The project, which received this year's Grand Award in the AIA | DC Chapter Design Awards program, was designed by New York-based **SHoP Architects** in collaboration with the local firm of **WDG Architecture**. From a legal standpoint, Midtown Center is technically an addition to the pre-existing Columbia Center office building immediately to its north, designed by Hickok Cole. The new building replaced a complex of structures that served as the headquarters of *The Washington Post* until the newspaper moved to One Franklin Square in 2015.

Like many large sites in DC, this one came with significant constraints. "Here's the challenge with office buildings in Washington," said **Gregg Pasquarelli, AIA**, a founding principal of SHoP Architects. "Blocks are too wide for the most efficient modern office layout. And atria don't typically provide a great quality of light." In addressing these obstacles, the design team also saw an opportunity to take every advantage of the site's particular location, zoning constraints, and relationship to Columbia Center to create an unusually publicly spirited commercial building.

The architects proposed a U-shaped structure incorporating a street-facing courtyard accessible to the public, allowing for more efficient floor plans while maximizing daylight for perimeter offices. The design team then decided to go one step further in terms of the building's urban presence. "Why don't we lift the building up and allow the public to move through the site?" Pasquarelli recalled suggesting. "Let's make it almost like a campus quad." Coupled with the conversion of the alley between Midtown Center and Columbia Center into a *woonerf*—a pedestrian-oriented thoroughfare that is still accessible to vehicular traffic—these moves yielded a remarkably porous building that has already brought a

renewed sense of vitality to an otherwise stuffy part of town. According to Pasquarelli, the developer, Carr Properties, supported this generous approach, perhaps because in this case it did not require sacrificing any buildable square footage, and also because this was the first commercial building in the city to be permitted under new zoning laws allowing fully occupiable penthouses above the main height limit—a boon in terms of leasable space.

The central courtyard, designed by landscape architects SCAPE Studio, consists of an irregular pattern of crisp geometric shapes—some paved, some planted, some with seating, and one open to a slightly recessed, cascading fountain. Complementing the diagonal pedestrian paths at ground level are the three sky bridges, which are lined with copper fins that help shade the glass-enclosed corridors, but also cast ever-changing shadows that animate the plaza and its perimeter. The juxtaposition of the rectangular grid of the office building and the intersecting diagonals of the ground-level paths and sky bridges recalls the similar geometries of Pierre Charles L'Enfant's original plan for the city of Washington. The effect is equally dynamic.

In contrast to the smooth glass curtain wall façades surrounding the courtyard, the street façades are rippling tapestries of patinated copper and glass. The projecting bays are offset both horizontally and vertically, creating a macro-pattern that not only brings depth to the façades, but also helps to reduce solar gain and glare in the interior. The five-by-ten-foot window bays were fabricated directly from digital design files—a technique pioneered by SHoP in earlier projects.

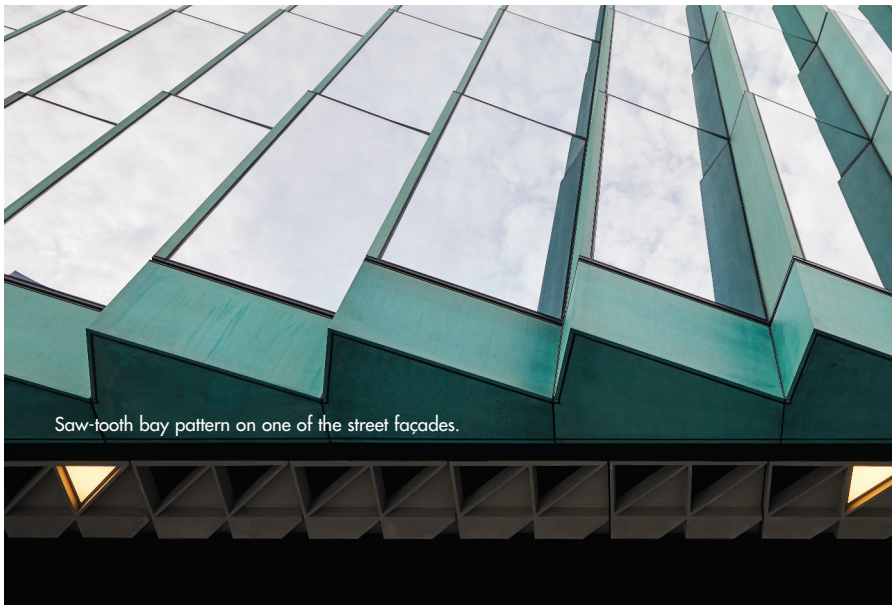
The distinctive turquoise hue of the patinated copper helps the project stand out from its corporate neighbors, but was also intended to link the building to its broader historic context. "Washington has a tradition of [using] copper for roofs and details on older buildings," said **Ben Audrain, AIA**, senior associate at WDG Architecture. "This is one of the few recent projects that really takes advantage of ornamental metals. It is part of a strategy of exploring natural materials throughout the project."

During the early stages of design development, the project caught the attention of Fannie Mae, the mortgage loan behemoth that was looking to move from its longtime headquarters on upper Wisconsin Avenue. Fannie Mae ended up taking most of the building's office space. The office interiors were designed under separate contract by Michael Graves Architecture & Design, based in Princeton, New Jersey.

Midtown Center is SHoP's first completed project in DC, but the firm is already working on a building for the second phase of the District Wharf, once again with WDG as the associated architects.

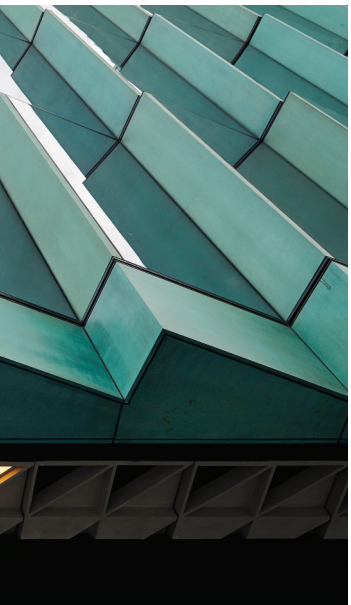


Penthouse level.



Saw-tooth bay pattern on one of the street façades.





One of the diagonal passageways at ground level, connecting the central courtyard to the side street.



Congratulations!

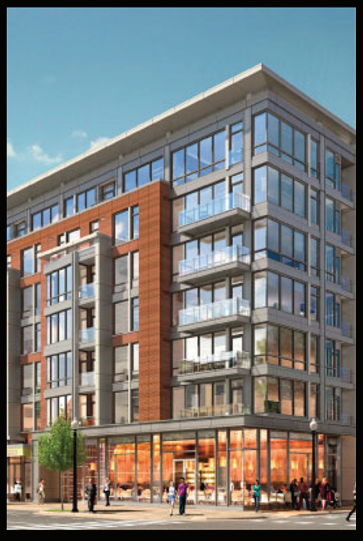
2019 AIA|DC Chapter Design Award Winners

The SK&A Group
Structural Engineers
www.skaengineers.com



SERVING DC, MARYLAND, VIRGINIA FOR 40 YEARS







GIRARD ENGINEERING, PC

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

7600 LEESBURG PIKE, SUITE 310, WEST BUILDING, FALLS CHURCH, VIRGINIA 22043

(703) 442 – 8787 WWW.GIRARD.COM



TRANSFORMATIVE DESIGN.
CURATED RETAIL.

Midtown Center.

Bridging the Innovation Gap in Real Estate

WINNER OF THE GRAND AWARD AND AWARD IN ARCHITECTURE

A SPECIAL THANK YOU TO:
SHoP Architects
WDG Architecture
Clark Construction

CARR PROPERTIES



We are an extension of your business!

We work with Builders, Architects and Interior Designers

KITCHEN AND BATH STUDIOS INC.

Peggy Jaeger, CKD
Annapolis, MD
410-916-4761

Fred Grenfell
No. Virginia
703-967-0206

Jerry Weed, CKD
Karen Hourigan, CKD
Nancy Kotarski, NCIDQ
Jordan Weed, Designer

No Up-front Design Fees

301-657-1636

7001 Wisconsin Avenue
Chevy Chase, MD 20815

www.KitchenBathStudios.com



SINCE 1914
WAGNER
ROOFING COMPANY

Specializing in custom roofing installation and maintenance for historic, contemporary, commercial, and residential properties.

wagnerroofing.com • 301.927.9030







SUNAIR®
AWNINGS & SOLAR SCREENS

SINCE 1880
BALTIMORE, MD &
PHOENIX, AZ



ADJUSTABLE LOUVERED AND FABRIC PERGOLA® RETRACTABLE STRUCTURES
For Your clients Home or Business

***Visit our showroom & factory,* Jessup, MD 800-548-0408**

www.sunairawnings.com | info@sunairawnings.com



LineaLight offers a wide range of high-performance LED luminaires and systems featuring functionality, style and design. Architectural and commercial applications include in-grade and recessed options.



inter·lux
tools for lighting

New LineaLight Maestro
Catalog Available Now

answers@inter-lux.com

inter-lux.com/maestro



The new office building at 1000 Maine Avenue—part of the District Wharf development.

Commercial Interests

Three Diverse Projects Offer New Models for the Workplace

by Louis Duva

Photo © Jeff Goldberg/Esto



Roof terrace at 1000 Maine.

Photo © Jeff Goldberg/Esto



Lobby of 1000 Maine.

Photo © Jeff Goldberg/Esto



1000 Maine seen from the adjacent pier.

Photo © Jeff Goldberg/Esto

Chapter Design Award in Architecture

1000 Maine

Washington, DC

KPF (design) / FOX Architects (architects of record)

Landscape Architects: Landscape Architecture Bureau, LLC
Lighting Designers: LAM Partners
Structural Engineers/LEED/Sustainability Consultants: Thornton Tomasetti
MEP Engineers: GHT Limited
Civil Engineers: AMT, LLC
Fire Protection/Life Safety Engineers: Jensen Hughes (formerly AON Fire Protection Engineering Corporation)
Building Enclosure Consultants: CDC
Acoustical Consultants: Cerami & Associates
Hardware Consultants: ECSI
Elevator Consultants: Pearson Hahn Associates
Water Feature: Waterline Studios
General Contractor: Balfour Beatty

Many of the world's great cities welcome visitors with dramatic views as they arrive. New York and Chicago have forests of skyscrapers, Paris the Eiffel Tower, and San Francisco the Golden Gate. For over a century, visitors approaching DC from Northern Virginia enjoyed glimpses of the Washington Monument and Capitol Dome, but thanks to the city's famed building height limits, much of the rest of its skyline was diffuse and unmemorable.

The new District Wharf development along DC's southwest waterfront, however, has created something of an architectural gateway facing the Potomac River and Virginia beyond. A significant component of that gateway is the new office building at 1000 Maine Avenue, SW, designed by **FOX Architects** and the New York-based firm **KPF**. Shaped by the irregular geometry of its site, the building assumes diverse aspects when viewed from different vantage points. It both anchors the northern end of the District Wharf and creates a distinctive reference point for people arriving in DC via the nearby I-395 bridge.

The main façades feature a supersized terra cotta grid that projects from the glass curtain wall, lending the building a sense of grandeur despite its relatively simple forms. A three-story glass atrium splits the building and overlooks the pedestrian-dominated waterfront along the Washington Channel. This creates an inviting access point for entry and a visual connection to the water and the adjacent Maine Avenue Fish Market (which was featured in the Summer 2019 issue of *ARCHITECTUREDC*). Ten-foot, floor-to-ceiling windows provide ample natural light through the ultra-clear curtain wall system, which also affords occupants panoramic views outward. Terraces span the roof of 1000 Maine, offering tenants outdoor social and recreation space—increasingly a "must-have" for developers seeking to attract lifestyle-driven tenants.

With an HVAC system that includes a dedicated outdoor air system (DOAS), offering advanced energy efficiency and space savings, 1000 Maine is a LEED Gold-certified project. For the 170,000 cars per day that pass by it, however, the building is simply a welcome new marker of the threshold to the Nation's Capital.



Main stairwell at Parker Metal.

Chapter Design Award in Historic Resources/Preservation

Parker Metal

Baltimore, MD

McInturff Architects

Interior Designers: RM Design
Lighting Designers: Bliss-Fasman
Structural Engineers: Morabito Consultants
MEP Engineers: NW2 Engineers
Code/Life Safety Consultants: EBL Engineers
General Contractor: Inland Builders LLC

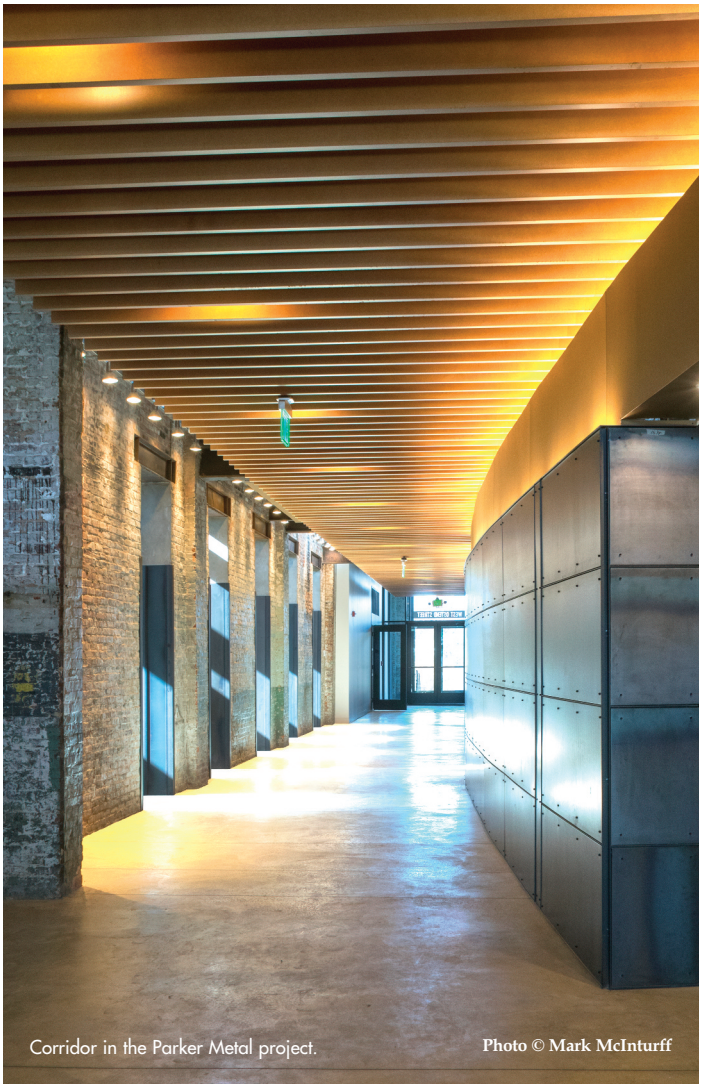
Photo © Julia Heine

On the south end of Downtown Baltimore, not far from Camden Yards, stands the five-building warehouse complex formerly occupied by the Parker Metal Decoration Company. The plant was completed and expanded in stages from 1921 to 1949. The company, which was a pioneer in technical innovations that were essential to the production of decorative cans and caps, was a major component of two of Baltimore's most important early 20th-century industries: canning and metal lithography. In fact, the original Old Bay tin container was produced on these grounds. Due to the steel-frame-and-brick building's history and importance to the heritage of Charm City, the Parker Metal Building was added to the National Register of Historic Places in 2000.

When a client acquired the complex, **McInturff Architects** was hired to carefully restore and update the space, redesigning it both inside and out. The building has since been outfitted with a new glass-encased elevator, open staircases, and new atriums at the first-floor entrances. The 50,000-square-foot commercial office space offers versatility for small and large tenants alike, providing open, loft-like spaces, communal gathering areas, and omnipresent references to its historic industrial past. With the preexisting raw elements intact, the weathered brick, steel, and timber are complemented by newly installed details and state-of-the-art mechanical and electrical systems.

The interventionist design pulls the visitor in from underneath a freeway overpass and into a centralized glass-enclosed lobby that serves all five structures in the complex. From inside the newer portions of the building, floor-to-ceiling windows offer views of train tracks and the M&T Bank Stadium, home of the Baltimore Ravens football franchise. This unique context, along with the significant slope of the site, posed challenges for McInturff in the redevelopment of this project.

The Parker Metal Building was home to innovation in the 20th century, and through this commercial redevelopment, McInturff Architects is ensuring this space remains an incubator for innovation in the 21st century.



Corridor in the Parker Metal project. Photo © Mark McInturff



Main entry to Parker Metal. Photo © Julia Heine



Double-height space at the center of the building. **Photo © Julia Heine**

Chapter Design Award in Interior Architecture

Politics & Prose Staff Offices

Washington, DC

McInturff Architects

Structural Engineers: 1200 Architectural Engineers, PLLC
General Contractor: Added Dimensions LLC

Politics and Prose, the venerable Washington bookstore and center for political activism, has been in an expansionary phase recently, opening two new retail stores at the District Wharf and Union Market. Facing a need for additional space to accommodate its growing activities and staff, Politics and Prose commissioned **McInturff Architects** to develop a new office build-out for 50 employees while expanding the flagship store on Connecticut Avenue, NW. McInturff sought to provide a comfortable, modest, and welcoming environment, in accordance with the bookseller's longstanding ethos.

The architects converted a vacated drycleaner's for this expansion, adding a fourth retail bay and about 3,500 square feet to the original 11,500-square-foot space. The grade of the site allowed McInturff to provide open and closed work spaces split between two stories, so that Politics and Prose could finally bring all its office staff under one roof. McInturff stripped the building to its bare bones, leaving all existing surfaces exposed. In demolishing the drycleaner unit, the architects recycled all the framing lumber and used it as woodwork in the new office area. A skylit atrium and new windows at the rear bring natural light in, enhancing the office atmosphere.



Interior bay window.

Besides offices, a quarter of this new space is devoted to additional retail space for the bookstore. With tin ceilings and cherry shelves and display tables, the retail portion of the expansion is library-like, but refreshing, open, and light. In a city where new commercial retail inventory is often too large to support small businesses, the natural lateral growth of Politics and Prose along this stretch of Connecticut Avenue in Chevy Chase represents a modest and sustainable expansion of a beloved local brand. Long live the brick and mortar bookstore.

Photo © Julia Heine



Two views of new workspace with continuous desk.



Photos © Julia Heine

CONGRATULATIONS

KPF and Fox Architects

We applaud you on your AIA DC Architectural Design Award for 1000 Maine at The Wharf, and we are proud to have served as your construction partner on this project.



Balfour Beatty



AIA|DC
Affiliate Member

Colored Cements for Masonry

Mason-Approved | 60 Colors | Type O, S, N, M

WORKRITE®
CEMENTS FOR MASONRY
A DIVISION OF YORK BUILDING PRODUCTS

York, PA | www.workrite-cements.com



MAXWELL MACKENZIE

Architectural Photographer

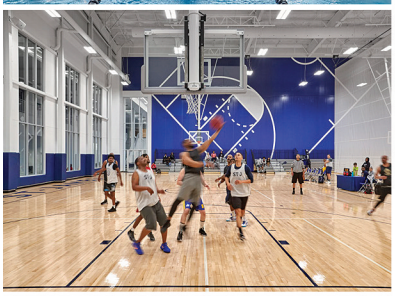
maxmackenzie@verizon.net 202.213.9336

Gianiny House
Callao, Virginia
Randall Kipp Architecture









Lighting, controls, and shading *for every project type.*

www.onesa.com | 410.309.4900











STARUS™
SKY

The Power of the Sun in the Palm of Your Hand.



Starus Sky visually reproduces a realistic skylight, bringing color shifting daylight and sunshine to you anywhere you want, without architectural restrictions.

COME SEE OUR SHOWROOM IN LANDOVER, MD

WWW.STARUSSKY.COM


PYRAMID BUILDERS
a tradition of fine craftsmanship
ENDURING vision
ENDURING craftsmanship
ENDURING relationships
410.571.7707 | www.pyramid-builders.com
Alt Breeding Associates
Campion Hruby Landscape Architects
Photography by David Burroughs



Springer Auditorium following renovation

Institutional Investments

Cultural and Educational Projects Enhance Their Communities

by Steven K. Dickens, AIA, LEED AP

Chapter Design Award in Historic Resources/Preservation

Cincinnati Music Hall

Cincinnati, OH

OTJ Architects (theater design)

Executive Architects: Perfido Weiskopf Wagstaff + Goettel Architects
Structural Engineers: THP Limited, Inc.
MEP Engineers: Pennoni Associates Inc.
Acoustical/AV/IT/Security Consultants: Akustiks, LLC
Theater/Lighting Consultants: Schuler Shook
Restoration Consultants: EverGreene Architectural Arts
General Contractor: Messer Construction

The Music Hall complex in Cincinnati, Ohio, is one of the most extravagant Gilded Age confections in the entire country. Built in 1878 in the Victorian Gothic Revival style, it was the work of architect Samuel Hannaford. The design is reminiscent of the St. Pancras train station in London of 1868, where an elaborate "head house" fronts the train track sheds. At the Music Hall, in lieu of the train sheds is the grand Springer Auditorium flanked by two large exposition halls. The 1880 Democratic Party convention was held here, and the building remained Cincinnati's primary meeting and convention facility until it was supplanted by a modern convention center in the 1970s.

Home to the Cincinnati Symphony Orchestra, the Cincinnati Pops, the Cincinnati Ballet, the Cincinnati Opera, and the May Festival Chorus, the auditorium remained in use through the 20th century even as the building's condition deteriorated. There were, of course, periodic renovations and updates, but nothing systematic. In 1970, the building was added to the National Register of



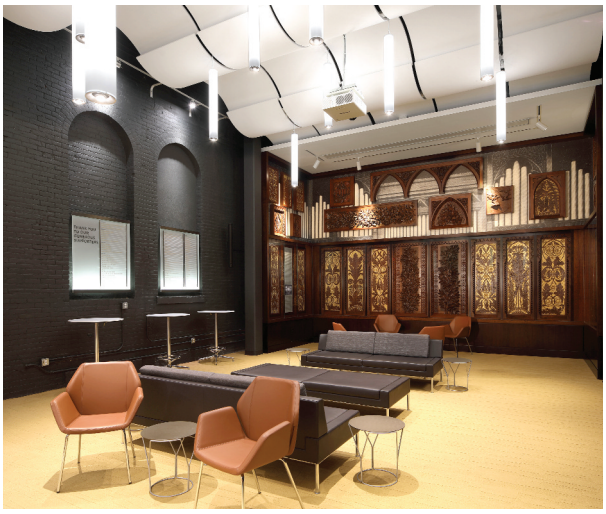
Photo courtesy of OTJ Architects

The auditorium before renovation.

Photo © Whitney Cox Photography



Exterior of the Cincinnati Music Hall. Photo © Whitney Cox Photography



Taft Suite at the Cincinnati Music Hall. Photo © Whitney Cox Photography

Historic Places, and in 2014 it made the National Trust for Historic Preservation's "Most Endangered Buildings" list. The latter may have been part of an advocacy push to obtain some $83 million from the state plus $25 million of federal historic tax credits for a complete renovation/restoration.

Washington's **Martinez+Johnson Architecture**, a premier architecture firm in the U.S. for projects of this type, had little competition for the commission. The DC firm served as design architects, with Cincinnati firm **Perfido Weiskof Wagstaff + Goettel** as executive architects. (Following the untimely 2017 death of principal Thomas E. Johnson, FAIA, Martinez+Johnson became part of **OTJ Architects**. The Chapter Award was given under the OTJ name.)

As they have done with scores of other historic auditoria, the architects oversaw a stem-to-stern revitalization combining entirely new and upgraded behind-the-walls work (mechanical, electrical, plumbing, fire control, and structural), restoration of finishes and ornamental motifs, and incorporation of a modest amount of new elements as required for modern-day codes and functionality. Notable in this case was the restoration of the Music Hall's huge, spectacular chandelier, which was not original, in fact, but rather added during a less systematic renovation in the 1970s. The most visible sign of change is the addition of new sound baffles—pillow-like hanging elements just below the proscenium arch, which give a needed boost to the acoustics of the auditorium.

The project also restored the exterior, including unique sandstone details that indicated the function of the space beyond, such as a French-horn-and-lyre motif at the entrance to the auditorium, flower and bird motifs at the South Exposition Hall (originally aimed at horticultural exhibits), and scientific tool motifs at the North Exposition Hall (originally intended for mechanical trade shows).

The South Exposition Hall was restored and upgraded to become the Ballroom, which, as the moniker suggests, now serves as a fancy events venue. The North Exposition Hall was converted to back-of-house space, such as loading facilities, administrative and operations offices, set construction shops, practice rooms, and storage areas, all of which are necessities for 21st-century music halls. At the third floor, the room behind the giant rose window, known as the Corbett Tower, was adapted as a venue for chamber groups as well as weddings and other events.

The renovated Springer Auditorium now seats some 2,400 patrons, which ranks it fourth in size in the U.S. after the Metropolitan Opera House in New York, the Auditorium Theatre in Chicago (a major work of renowned architects Adler & Sullivan), and DAR Constitution Hall here in Washington. It retains its longtime role as an anchor of the Over-the-Rhine area, a mixed-use neighborhood just north of Cincinnati's Central Business District.



The Glenstone Museum Administrative Offices.

Photo © Ron Blunt Architectural Photography

Chapter Design Award in Interior Architecture

Glenstone Museum Administrative Offices

Potomac, MD

Stantec Architecture

Museum Architects: Thomas Phifer and Partners
MEP Engineers: ASW / Altieri Sebor Wieber LLC
Project Managers: Mark G. Anderson Consultants
General Contractor: HITT Contracting

The newest complex of buildings at Glenstone, a private art museum in Potomac, Maryland, was designed by Thomas Phifer and Partners and opened to great acclaim in 2018. In designing the interiors for the museum's administrative offices, **Stantec Architecture** conceived the space as a seamless continuation of the museum's "rational aesthetic approach." The firm used only materials that were already in the museum's palette—wood, glass, stainless steel, and concrete—and maintained the very spare, minimalist aesthetic.

Glenstone's mission is to support the contemplation of art, which it does by strictly limiting the quantity of visitors, sprinkling artworks sparingly around luminous but very neutral gallery spaces, and isolating visitors from the day-to-day of modern life. For the administrative offices, Stantec worked to provide an environment as ennobled as the museum galleries—if a bit more crowded with people, and with a stronger connection to the world outside of Glenstone.

An open office area lines the floor-to-ceiling glass wall facing a courtyard (itself a minimalist field of beige stones). The workstations, naturally, follow the precise module of the glazing, with fairly tall wood-veneer knee walls hiding the clutter of computers, files, and Post-it Notes. Inboard of the open office is another glass wall, this time with wood mullions and door frames, which separates private offices, a library, and a lounge for the museum's docents. Recessed downlights were cast into the concrete ceilings, making them even more minimal than they typically are. All elements are very simple, demanding of a high level of craftmanship and design coordination, and this strategy appears to be very successful at allowing the occasional artwork to be a central focal point.





A concrete structural column framed by wood and glass.

Photo © Ron Blunt Architectural Photography



Docents' Lounge.

Photo © Ron Blunt Architectural Photography



Corridor with library at left.

Photo © Ron Blunt Architectural Photography



Exterior.

Photo © Ron Blunt Architectural Photography

Bancroft Elementary School

Washington, DC

Ayers Saint Gross / Jonathan Kuhn Architect

Landscape Architects: Lee and Associates
Structural Engineers: SK&A Structural Engineers
MEP Engineers: JVP Engineers PC
Civil Engineers: Wiles Mensch Corporation—DC
AV Consultants: Polysonics Corp.
General Contractor: Coakley & Williams Construction

When the original Bancroft Elementary School was constructed in several stages between 1923 and 1932, its Mediterranean Revival style was essentially a random choice—a picturesque departure from the Georgian Revival that was more common for public schools of the era. The school's architects could not have known that, decades later, it would house one of the city's premier dual-language programs, teaching all students in both English and Spanish—nor that, for all of DC's gentrification, the Mount Pleasant neighborhood would retain substantial pockets of Latino immigrant families for whom such a dual-language school is ideal.

But the original building, despite its stylistic charms, was significantly too small and lacked larger-scale special-use spaces such as a gymnasium and library. The firm of **Ayers Saint Gross**, in collaboration with **Jonathan Kuhn Architect**, was commissioned to expand and modernize the facility. The design team more than doubled the size of the school, and, drawing on the Spanish/Mediterranean theme, organized new and pre-existing spaces around a main corridor that they call the Calle Mayor ("Main Street"), and conceived the key shared spaces as "destinations along the gently meandering street of an old Spanish town."

The original building hugged the street at the front of the site, with a large open rear area sloping gently down to the woods of Piney Branch, a wing of Rock Creek Park. The new Calle Mayor connects the original entrance to new wings added to the rear; it ends in a covered but open-air classroom overlooking the woods. A series of courtyards, which could be viewed as yet another Spanish touch, is programmed for playgrounds, an "outdoor learning" facility, and a soccer field ringed by a track.

The additions are completely modern in their architectural articulation, but some of the color choices and bold forms create a perceptible Hispanic inflection. The exteriors have red brick but also metal panels in browns and burnt orange that suggest Latin American precedents. The inside is white and bright, with accents in slightly pastelled primary colors: yellow at the gymnasium, blue at certain classrooms, green at the library, and so forth. Flooring is white terrazzo, a bright, highly resilient, low-maintenance choice. Bold murals liven stairways. Generous windows provide daylighting and, in many cases, lovely calming views of trees.



Existing building at the Bancroft Elementary School.

Photo © Lauren K Davis for Feinknopf Photography



Hallway bench.

Photo © Lauren K Davis for Feinknopf Photography



Staircase with large window.

Photo © Lauren K Davis for Feinknopf Photography



Bancroft Elementary School, with the addition at left and original building in the right background.

Photo © Lauren K Davis for Feinknopf Photography



Main staircase.

Photo © Lauren K Davis for Feinknopf Photography



Central atrium of the Powell Elementary School.

Photo © ISTUDIO Architects



Outdoor classroom.

Photo © Anice Hoachlander/Hoachlander Davis Photography



New wing of the Powell Elementary School.

Photo © Anice Hoachlander/Hoachlander Davis Photography

Chapter Design Award in Architecture/
Citation for Sustainable Design

Powell Elementary School

Washington, DC

ISTUDIO Architects

Structural Engineers: Simpson Gumpertz & Heger
MEP/F Engineers: Setty & Associates, Ltd.
Civil Engineers/Landscape Architects: AMT, LLC
Geotechnical/Hazmat Consultants: ECS Corporate Services, LLC
Playscape Specialists: Symbiosis, Inc.
LEED Consultant: Dan Triman; Sustainable Design Consulting
IT/AV Consultant: Education Systems Planning
General Contractor: MCN Build

Architect Rick Harlan Schneider, AIA, of **ISTUDIO Architects**, is an evangelist for the concept of "differentiated learning," a relatively new idea that children learn more effectively if a variety of types of spaces and facilities are provided. This includes the desks-facing-chalkboard classic, but expands into outdoor classrooms, gardening as a way to teach science, breakout spaces for small groups of students, opportunities for teachers and students to have one-on-one sessions, and facilities for teaching larger groups of students. The idea extends to circulation between different areas: a variety of scales and characters of corridors and stairways is desirable.

ISTUDIO's renovation and expansion of Powell Elementary includes all of these elements, plus dramatic-but-purposeful architecture that Schneider believes stimulates children in its own right. When the architects were doing a survey of the oldest building, built in 1929, they discovered a long-abandoned passive ventilation system working on the principle of a solar chimney. This feature, which used the Georgian Revival cupola as its "chimney," was brought back on line, and more sophisticated versions were included in the new wings, with modern solar chimneys becoming a distinctive feature of the school's appearance. This system works only during shoulder seasons, but it transforms students (and teachers, for that matter) from passive customers of whatever cooling or heating is happening, into active participants in a major building system.

The Powell Elementary School was previously featured in the Summer 2019 issue of ARCHITECTUREDC.



West End Library entry area and circulation desk. **Photo © Ron Ngiam**



Main entrance to the library. **Photo © Ron Ngiam**



Main reading room. **Photo © Ron Ngiam**

Chapter Design Award in Interior Architecture

West End Library

Washington, DC

CORE architecture + design

Base Building Design Architects: TEN Arquitectos
Base Building Architects of Record: WDG Architecture
Landscape Architects: Oehme, van Sweden | OvS
Lighting Designers: George Sexton Associates
Structural Engineers: Tadjer-Cohen-Edelson Associates
MEP Engineers/LEED Consultants: Cosentini Consulting Engineers
Code Compliance Consultants: Core Engineers Consulting Group
Artists: Adrienne Gaither; Nekisha Durrett
General Contractor: Clark Construction Group

As readers of *ARCHITECTUREDC* are well aware, the DC Public Library has been a major sponsor of innovative architecture for over a decade. Most of these projects have entailed dramatic new buildings replacing outmoded freestanding structures. The old West End branch was in a similar situation, except that by the 21st century, it found itself sitting on very valuable land, surrounded by a densely urban neighborhood of high-end condominium buildings and hotels. The city struck a deal with the developer EastBanc, which survived repeated legal challenges and the Great Recession, and now, as a result, the site boasts a luxury apartment building, with a new West End library occupying most of the street level.

The architects for the apartment building, international "starchitect" Enrique Norten with WDG Architecture of DC, did general planning for the library space, but the specific and final interior architecture was by **CORE architecture + design**, under direct contract to the DC Public Library. CORE rearranged the spaces, putting children in the rear (which opens to a serene landscaped courtyard) and adults in the front (along L Street). Most notably, they conceived of the long, zig-zagging wall at the rear of the adult space, with a supergraphic that sets a very dynamic tone.

A notable feature of the West End branch is its café—a first in a DC Public Library—which occupies the eastern end of the frontage along L Street. The café is privately run by the chain Bluestone Lane, with no direct affiliation to the library, but by design, the two operate almost seamlessly. When needed, an accordion partition can separate the café from the library, but typically it is wide open: one can take books into the café, and one can take coffee into the adult reading area. Now that's worth an award!

The West End Library was previously featured in the Spring 2018 issue of ARCHITECTUREDC.

CONGRATULATIONS, STANTEC!

on recieving a 2019 AIA DC Design Award for Interior Architecture for their work on the Glenstone Museum Administrative Offices. We are proud to have had the opportunity to serve as Project Manager for this impressive endeavor.



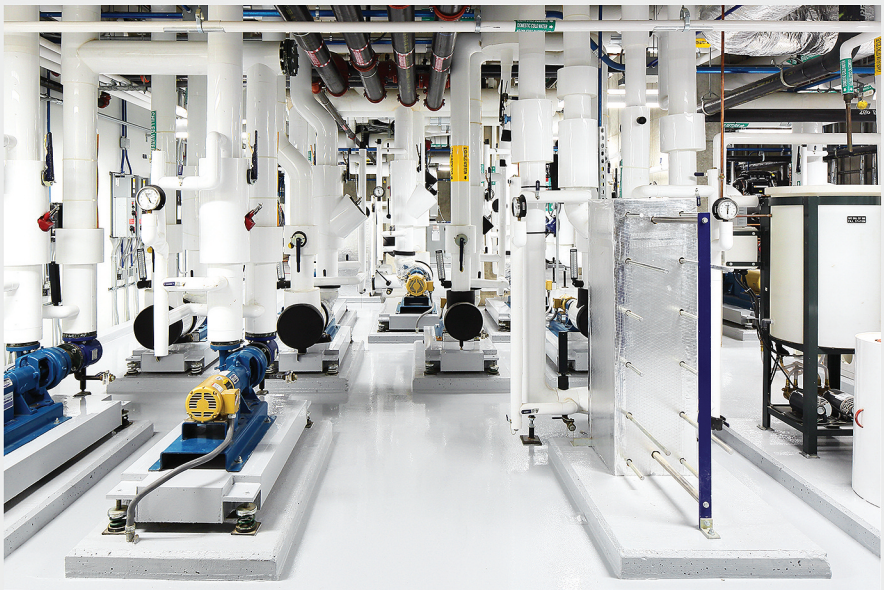
MGAC

PROJECT MANAGEMENT
COST + RISK MANAGEMENT

mgac.com

PHOTO CREDIT: RON BLUNT

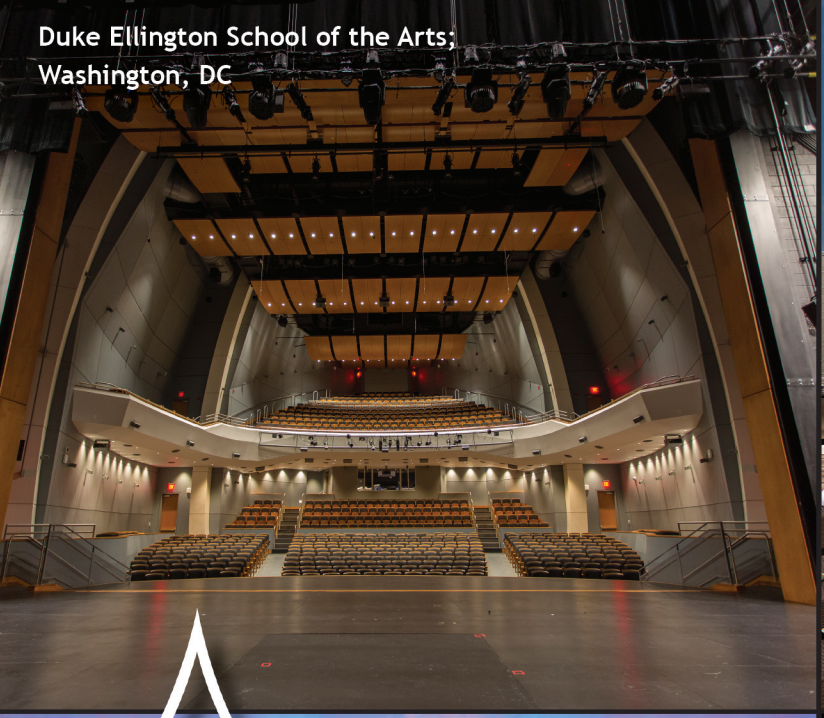
Congratulations to the award-winning Glenstone Museum - a consummate example of the choreographed integration of architecture, landscape, and art.



Altieri

For 60 years we have designed engineering solutions for scores of iconic buildings that enrich our cultural heritage in DC and across the country. We are honored by the role we play in supporting our clients as they shape the architectural landscape.

31 KNIGHT STREET, NORWALK, CONNECTICUT 203.866.5538 altieriseborwieber.com


Duke Ellington School of the Arts;
Washington, DC


11141 Georgia Ave;
Silver Spring, MD

POLYSONICS

Acoustics & Technology Consulting


Potomac Yard; Alexandira, VA


Victory Christian Ministries;
Woodbridge, VA

ACOUSTICS • AUDIOVISUAL • IT • SECURITY • THEATER SYSTEMS


Holland & Knight Offices; Washington,
DC & Miami, FL


Francis L Cardozo High School;
Washington, DC

www.polysonics.com
540.341.4988

Hendrick
ARCHITECTURAL

MANUFACTURER
– OF –
PERFORATED METAL PRODUCTS, PROFILE BAR & WEDGE WIRE GRATING

Cladding & Facade Systems
Corrugated Metal Panels
Entrance Grilles
Fountain Covers
Signage
Stair Components
Sunshades
Tree Grating
Trench Grating
Ventilation Grilles

www.hendrickarch.com
877.840.0881

ECS

ENGINEERING CONSULTING SERVICES

Engineering Consulting Services (ECS) is a leader in geotechnical, environmental, construction materials and facilities engineering. Our expertise, solution-oriented focus, client responsiveness and commitment to employee and job safety have built our reputation in the industry as the firm to call when exceptional service matters most.



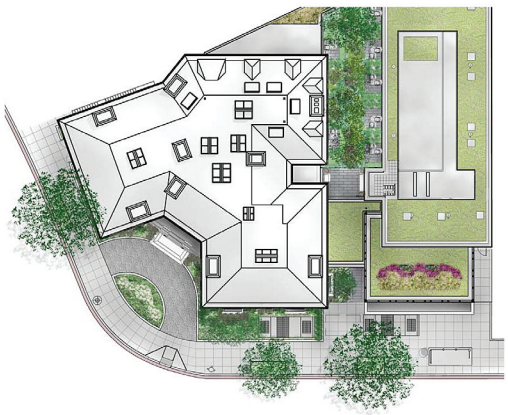
GEOTECHNICAL | CONSTRUCTION MATERIALS | ENVIRONMENTAL | FACILITIES

"Setting the Standard for Service"

ECSLIMITED.COM

Congratulations to **Hartman-Cox Architects** for their win on the **Patterson Mansion**





°lai

°leeandassociatesinc
landscape architecture • urban design • planning
www.leeandassociatesinc.com





PLAYFUL LANDSCAPES

OUR PREFERENCES IS FOR LANDSCAPES SUFFUSED WITH DELIGHT, ENJOYMENT AND IMAGINATION WHERE DEAR FRIENDS ARE TOGETHER AND NEW FRIENDS ARE MADE.

WWW.SYMBIOSIS-LA.COM



PCC CONSTRUCTION COMPONENTS INCORPORATED

ARCHITECTURAL WALL SYSTEMS

DESIGN ASSIST CONTRACTOR SUPPORTING THE BUILDING ENVELOPE WITH CUSTOM CURTAINWALL AND ARCHITECTURAL WALL SYSTEMS

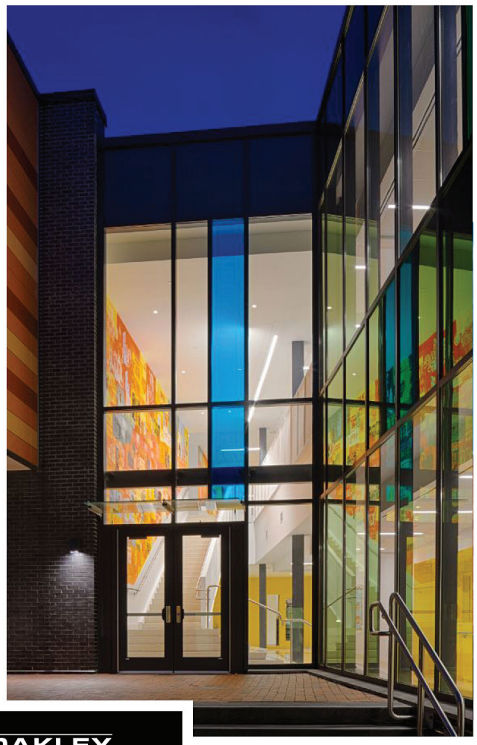


PCC CONSTRUCTION COMPONENTS, INC.

7600 Lindbergh Drive, Unit C
Gaithersburg, MD 20879

301.417.1020

www.teampcc.com



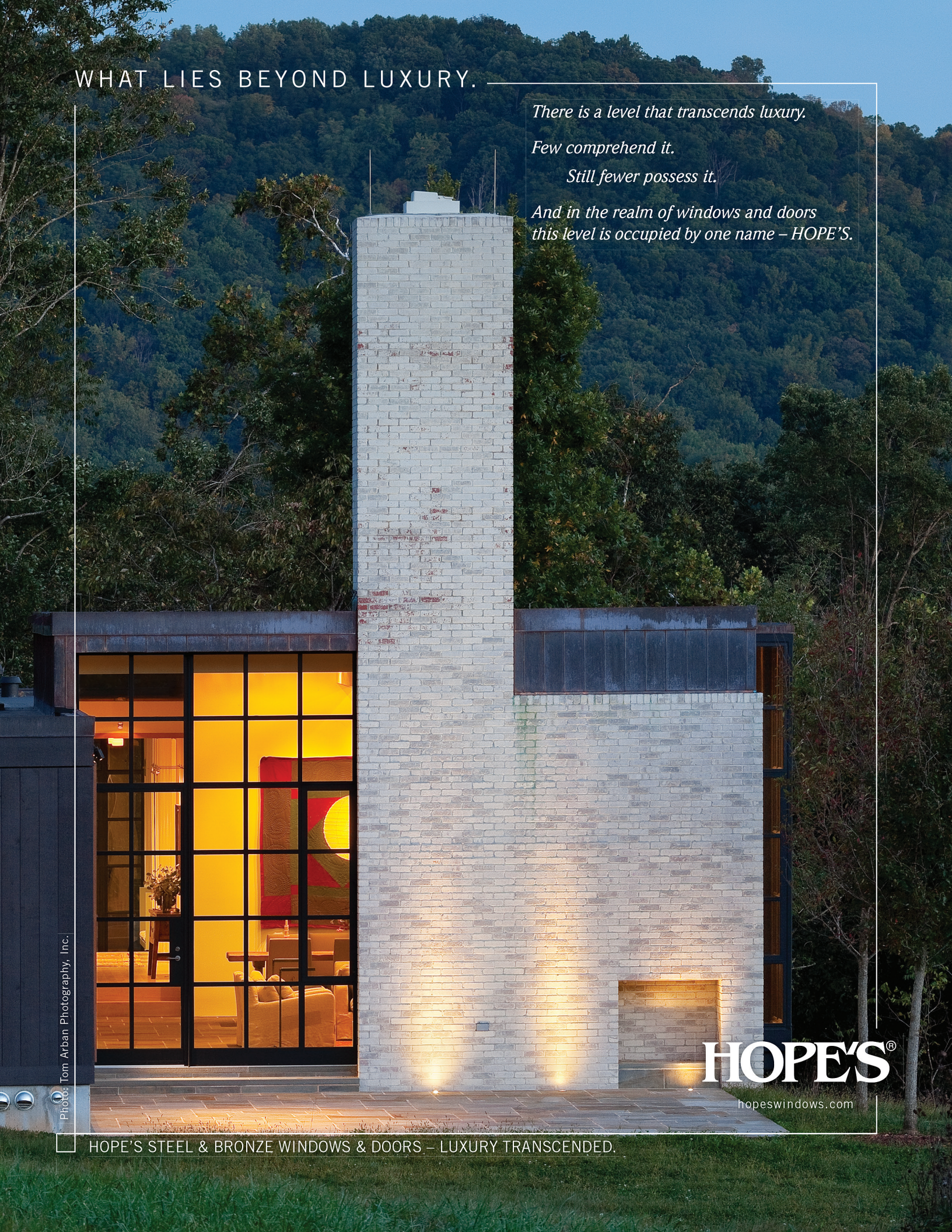
CONGRATULATIONS TO
AYERS SAINT GROSS & JONATHAN KUHN ARCHITECTS



COAKLEY WILLIAMS CONSTRUCTION

LEARN MORE ABOUT THIS AWARD-WINNING PROJECT AT **COAKLEYWILLIAMS.COM/BANCROFT**




WHAT LIES BEYOND LUXURY.
There is a level that transcends luxury.
Few comprehend it.
Still fewer possess it.
And in the realm of windows and doors
this level is occupied by one name – HOPE'S.
HOPE'S®
hopeswindows.com
Photo: Tom Arban Photography, Inc.
HOPE'S STEEL & BRONZE WINDOWS & DOORS – LUXURY TRANSCENDED.

Strength in Numbers

Multi-Family Projects Get Their Due

by Ronald O'Rourke

Many design publications focus their coverage of residential architecture on single-family residences, perhaps because many of their readers live or aspire to live in such residences, or because the image of a detached single-family house is most commonly associated with the idea of residential architecture. Although a bias toward covering single-family residences might therefore be understandable, it nevertheless can impoverish discussions of residential architecture by overlooking the accomplishments of architects engaged in designing multi-family buildings, which entail design challenges and solutions not found in single-family projects. For the Washington region—where more than two million people live in rental apartment and condominium buildings—overlooking multi-family residences can produce a particularly blinkered view of the local residential architecture scene. To their credit, the jurors this year worked against this bias by recognizing eight multi-family projects with design awards.



Courtyard of Chapman Stables. The existing two-story brick building in visible at right, with new construction above and to the left.



Main entrance along the N Street frontage, which retains its two-story height.

Photos © Anice Hoachlander/Hoachlander Davis Photography



Addition, as seen from the former alley.

Washingtonian Residential Design Award

Chapman Stables

Washington, DC

Studio Twenty Seven Architecture

Landscape Architects: Clinton & Associates
Structural Engineers: Ehlert Bryan Consulting Structural Engineers
MEP Engineers: Meta Engineers
Civil Engineers: christopher consultants, ltd.
General Contractor: Sigal Construction (now GCS-Sigal)

The Chapman Stables, designed by **Studio Twenty Seven Architecture**, is located at 57 N Street, NW, in Washington's Truxton Circle neighborhood. This adaptive re-use project renovated and added to an early-20th-century garage building that incorporated the remnants of an earlier horse stable, converting the structure, which is listed on the National Register of Historic Places, into a condominium development with 114 market-rate and affordable units.

The project added a third and fourth floor to the existing two-story garage/stable building, and placed a new five-story building behind it, creating a U-shaped development with a densely planted central courtyard. The two levels added to the existing building are set back, allowing the N Street frontage to be expressed as a line of two-story row houses. The new five-story building in the back, which fronts onto a former alley now known as Hanover Place, is a crisply modern structure with a dancing assemblage of floor-to-ceiling windows and a rooftop pavilion and garden.

The project's N Street entry was fitted into a shaft that had been used for an automobile elevator. The existing building's interior design puts the structure's history on display by preserving its terrazzo floors and exposing its brick walls and massive cast-iron support beams.

According to the architects, the historic building "represents a significant contribution to the broad patterns of [Washington's] history, and embodies distinctive characteristics of early-20th-century life," while the renovation preserved and exploited the "light industrial detailing of the building."



Interior of one of the living units.

Chapter Design Award in Architecture/ Citation for Design & Well-Being

Ridge Place Co-Living

Washington, DC

Suzane Reatig Architecture

Landscape Architects: Love & Carrots
Structural Engineers: MGV Engineers
Civil Engineers: CAS Engineering
General Contractor: Suzane Reatig Architecture

A few blocks west of Chapman Stables, in the Shaw neighborhood, is Ridge Place Co-Living, a new, eight-unit development designed by **Suzane Reatig Architecture**. Located on the 400 block of Ridge Street, NW—an east-west street bisecting the block defined by M, N, 4th, and 5th streets—this infill project, situated a little east of the Washington Convention Center, fits into its surrounding residential context while employing a modern variation of Washington's historic row house typology.

The project's site consisted of four adjacent, vacant lots, each 20 feet wide, bracketed by narrower, two-story historic row houses on either side. Zoning regulations allowed for four-story townhouses, each 64 feet deep, with two living units per lot. Historic district requirements, however, were more restrictive, permitting only three-story row houses with the third floors set back, so that they would appear from the street to be two-story structures like their neighbors. Reatig's solution was to divide the site in half, front and back, with four new row houses running along the front of the site and another four in a separate structure along the site's rear, with a courtyard running in between.

"Instead of the typical two-unit townhouse where units are stacked, Ridge Place separates and spreads the units across the site and connects them with open space via a shared passageway, a common feature of the pre-1870 residences in the area," the firm said. The arrangement creates "a shared, communal courtyard—a tranquil outdoor space that not only offers respite from city life but serves as a gathering space for residents to mingle."

Wood siding is uncommon in many downtown Washington neighborhoods—but not this one. "Tiger wood siding [used] throughout the project references wooden historic two-story townhouses on Ridge Street, yet it provides a unique identity for the residences," the firm said.

On the inside, the units feature a split-level plan—an arrangement that "allowed the buildings to be interpreted as two-level townhomes from the street to meet the compatibility requirements of the historic street," the firm said. As a result, "the levels above the shared living areas are only half a story apart, with a bedroom and bathroom suite on each level to accommodate co-living and autonomy on each floor."

As a result of its site arrangement and interior design, "the project offers luxuries that are typically considered rare in city living—double-height spaces, access to semi-private and private outdoor spaces, double exposures, cross ventilation, ample natural light throughout the interiors, and private roof decks for all units." The result "creates a simple, nuanced approach to urban dwelling," acting as "an urban oasis to calm and elevate the urban row house typology."



Courtyard at Ridge Place. Photo © Alan Karchmer



Interior of a living unit. Photo © Alan Karchmer



Ridge Place Co-Living, with historic row houses to the left.



Photo © Alan Karchmer

Library of the Patterson House,
which now serves as a work space for residents.



The ballroom before renovation.

Photo courtesy of Hartman-Cox Architects

Ballroom, now used for social events,
happy hours, and lectures.



Photo © Gordon Beall



Photo © Gordon Beall



The renovated Patterson House at left, with new addition at right.

Photo © Anice Hoachlander/ Hoachlander Davis Photography

Chapter Design Award in Historic Resources/Preservation

Patterson House

Washington, DC

Hartman-Cox Architects

Interior Designers: Darryl Carter Inc.; Rockwell Group; Maurice Walters Architect, Inc.
Landscape Architects: Lee & Associates
Structural Engineers: Thornton Tomasetti
MEP/Fire Protection Engineers: WSP
Civil Engineers: VIKA Capitol
Contractor: Manhattan Construction Company

The ornately grand historic mansions of Washington's Dupont Circle neighborhood are beautiful to look at, but can pose challenges in terms of finding uses that both respect their historic architecture and are cost effective. **Hartman-Cox Architects** managed to thread the needle with its design for renovating and adding to Patterson House, a lovely Beaux Arts-style mansion on Dupont Circle that was built in 1903. The building, which is listed in both the DC Inventory of Historic Sites and the National Register of Historic Places, was used in recent decades by a women's club.

Another example of adaptive re-use, the project carefully restored the decorative details and surfaces of the historic mansion and added a modern residential tower behind it to create a residential development with 92 small rental apartments and several shared amenity spaces. The clean-lined new residential tower "is sympathetic but clearly differentiated from the original house. Its white color, the window proportions, and marble panels all reference the historic building," the firm said. A glass-clad "hyphen" sensitively connects the mansion to the new tower.

The project demonstrates how smart design can preserve an older building while giving it a new use—and how modern design can complement and help showcase a historic structure.

The project was previously covered in the Fall 2018 issue of ARCHITECTUREDC.



Courtyard of the OSLOadmo, as seen from the side alley.

Chapter Design Award in Architecture/
Washingtonian Residential Design Award

OSLOadmo

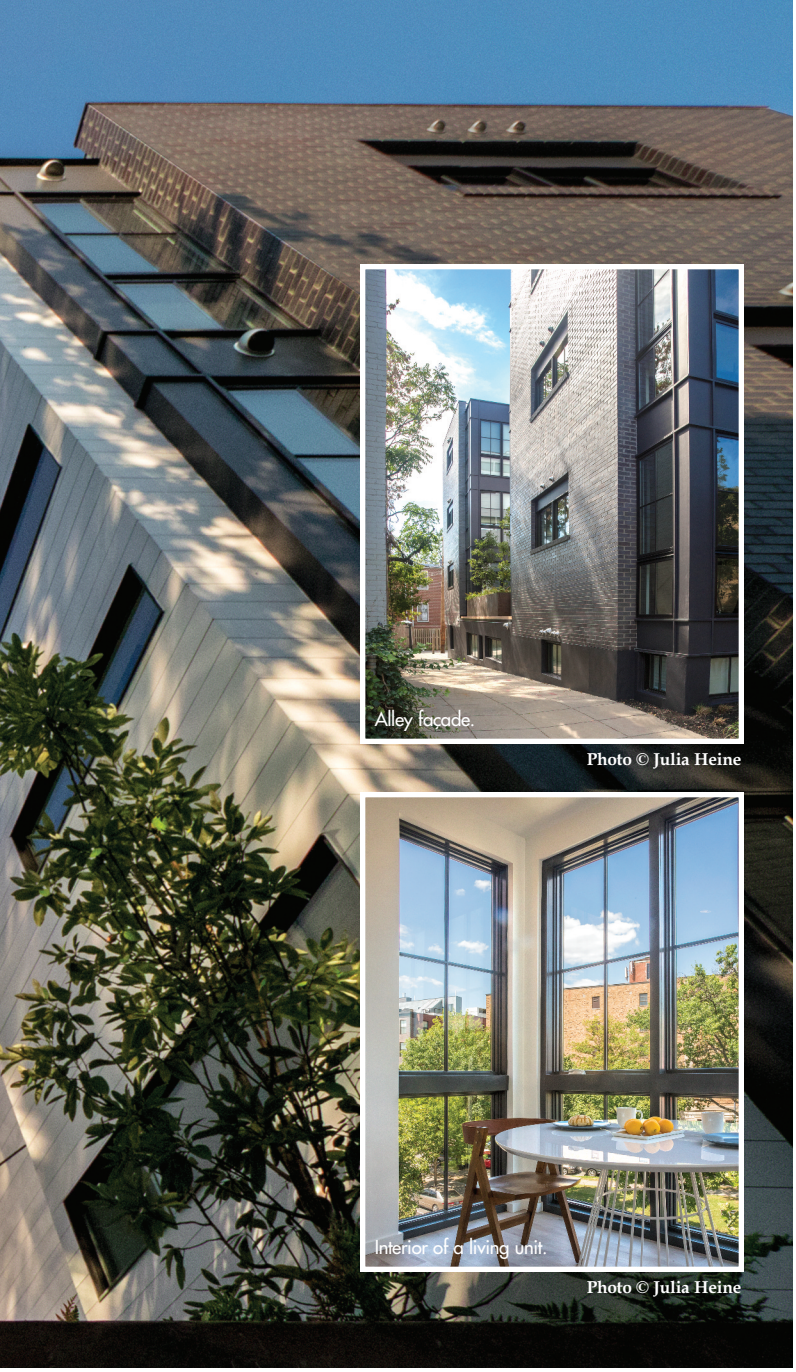
Washington, DC

McInturff Architects

Landscape Architects: Lila Fendrick Landscape Architecture & Garden Design
Lighting Designers: Pro Design Distribution
Structural Engineers: Structura Inc.
MEP Engineers: WB Engineering
Civil Engineers: CAS Engineers
General Contractor: Harbor Builders

About eight blocks northeast of Patterson House, at 1708 V Street, NW, in the Adams Morgan (AdMo) neighborhood, is OSLOadmo, a new, eight-unit apartment building designed by **McInturff Architects** that clearly reads as a modern building, but with massing and details that allow it to settle comfortably among the historic row houses around it. Similar to the Chapman Stables project in plan, OSLOadmo is a U-shaped building with a central courtyard.

The project embraced the idea that "the city was the true living and dining room. With an eye to that, the number of bedrooms, most with [their own] *en suite* baths, was to be maximized, and the common living spaces were to be airy, efficient, and smaller in size," the firm said. "On the street, the rhythm of adjacent townhouses influenced the massing of the façade. The two alley façades are also treated as architecturally important, in acknowledgement of urban pedestrian circulation patterns."



Alley façade.

Photo © Julia Heine

Interior of a living unit.

Photo © Julia Heine

Photo © Julia Heine



Courtyard, looking toward side alley.

Photo © Julia Heine



Courtyard with main staircase visible inside.

Photo © Julia Heine

The firm "quickly realized that maximizing the by-rights footprint would allow open space somewhere in the program. Rather than putting this in the rear, we chose to locate it in the middle, as a courtyard, creating an outdoor room for use by all of the residents." The courtyard "also helps to break down the bulk of the alley side of the building, which could have been overbearing to the single-family townhouses on the other side of the alley, and allowed the units to have light on three sides." The courtyard's wooden decking and furniture, along with its greenery, add a complementary note of warmth to the building's design, which also incorporates a green roof.

The building's black-painted central stair, which overlooks the courtyard, was commissioned as part of VisionDC's first Art Tank, a nonprofit program aimed at encouraging economic development through the creative community.



Entry façade of the Triumph.

Photo © Kevin Reeves Photography

Washingtonian Residential Design Award/ Citation for Urban Catalyst

The Triumph—Community-Based Short-Term Family Housing

Washington, DC

DLR Group/Sorg

Landscape Architects: Carvalho and Good, PLLC
Structural Engineers: Silman
MEP Engineers: Setty & Associates International, PLLC
Civil Engineers: A. Morton Thomas & Associates
Geotechnical Engineers: ECS Capitol Services
Cost Consultants: TCT Cost Consultants
LEED Green Rater: Pando Alliance, LLC
General Contractor: MCN Build

Close to the Maryland border, at 4225 6th Street, SE, in the Highlands neighborhood, is The Triumph—a project whose name isn't an act of hubris by its designer, **DLR Group**, but rather an honor bestowed on the project by its surrounding community. The six-story, 36,000-square-foot building, which includes 50 residential units and supporting amenity spaces, provides short-term housing for families from across Washington as part of the city's plan to replace the dilapidated central emergency shelter at DC General Hospital with a collection of smaller-scale, service-enriched, community-based shelters located in each of the city's eight wards. The Triumph is Ward 8's contribution to that strategy. Like other new projects for addressing homelessness that have been featured in these pages, The Triumph's smart-looking design could easily be mistaken for that of a market-rate apartment building.

The Triumph "provides residents with extensive views of the city, natural light, play, and gathering space in a parklike setting," according to the architects. "Tucked away from the street and into the surrounding hillside, the building relates to the residential context with an articulated volumetric facade to create residential units of human scale." The building "symbolizes an integrated, dignified approach to living in a holistic, healthy environment, with on-site stormwater quality control, an energy-efficient building envelope, and high-efficiency mechanical systems." The project meets Gold-level certification for the LEED for Homes rating system.

A key design challenge "was how to sensitively accommodate the full programmatic requirements, including a [city-established] maximum unit count of ten per floor, on a steeply-sloping site surrounded by low-rise residential buildings along 6th Street, SE, to the east, and taller, four-to-five story structures to the north and west," the firm said. To address that challenge, "the building has been shifted westward, away from the street and toward the back of the lot, which helps integrate the new facility with its context by visually strengthening its connection to its larger-scale neighbors while also providing an opportunity for a large, landscaped forecourt to act as an attractive green buffer between the street and the building."

Landscape terracing and "a façade composed of a series of setbacks combine to break down the massing of the residential housing block," the firm said. "The façade's volumetric use of



Family unit at the Triumph. **Photo © Kevin Reeves Photography**

projecting and retreating bays of glass frames views from inside to outside that are unparalleled in scope and distance."

The five residential floors each include, in addition to their residential units, a group of common spaces located off the elevator lobby, within view of the reception desk. Each floor is treated as its own neighborhood, with floor-specific finish palettes helping to reinforce their separate identities.

The ground floor, which acts as the community floor for all the residents, includes a multipurpose room, a dining room, a computer lab, and a health clinic, as well as operational and case-management offices. The spaces, the firm said, provide "the wrap-around services needed to stabilize the residents and help them find more permanent housing."

Maximizing natural light "was an important design goal as this can help relieve stress for those going through homelessness while also decreasing energy usage," the architects said, adding that "the finish palette includes warm, natural elements and colors" that help to deinstitutionalize the building.

The Triumph "provides families with a beautiful, inspiring, and dignified environment along with in-house support services to help families re-join their communities within a shorter time frame," the architects said. With reduced levels of stress, "the residents are better able to address other needs and progress to a more permanent housing solution. By creating a safe, secure and dignified facility, the design seeks to transform a difficult site into a positive for the entire community and play an important part in integrating a marginalized group of the District's citizens back into the city."



Residential lounge. **Photo © Kevin Reeves Photography**



Communal spaces. **Photo © Kevin Reeves Photography**

Photo © Mary Ford Parker

Citation for Urban Catalyst

Channing E. Phillips Homes

Washington, DC

Shalom Baranes Associates

Structural Engineers: TCE & Associates
MEP Engineers: Provectus
Civil Engineers/Landscape Architects: Wiles Mensch Corporation (WMC)
Sustainability Consultants: Noresco
Building Envelope Consultants: Simpson Gumpertz & Heger (SGH®)
General Contractor: Hamel Builders

The Channing E. Phillips Homes, located at 1710 7th Street, NW, across R Street from the Shaw neighborhood's beautiful Watha T. Daniel public library, is a new affordable housing building with 56 apartments designed by **Shalom Baranes Associates**.

The building's south side cantilevers over the sidewalk to maximize rentable space. "The massing and articulation of façades at higher floors present a bold vernacular facing directly towards the U.S. Capitol," the firm said. "The orientation signals an embrace of the Federal government, which supported project approvals and financing. Visually connecting the neighborhood to the federal core was intended to emphasize the importance of collaboration between private developers and public entities."



Channing E. Phillips Homes, with the Shaw-Howard University Metro Station in the foreground.

Photo © Mary Ford Parker

The building's design "eases the aesthetic transition between an eclectic mix of new and historic structures in the surrounding context," the architects said. "The intent was to create a distinct identity for the building and ensure it wouldn't look like an addition to the neighboring Lincoln Westmoreland Apartments, while [still] harmonizing with [that] building." The new building's sunshade pattern "evokes bars of music, drawing on the neighborhood's musical heritage."

The project was previously covered in the Spring 2017 issue of ARCHITECTUREDC.

Channing E. Phillips Homes, with the existing Lincoln Westmoreland Apartments in the right background.

VITA Tysons

Tysons, VA

Shalom Baranes Associates

Interior Design Consultants: Cecconi Simone
Landscape Architects: Rhodeside & Harwell
Structural Engineers: Cardno
MEP Engineers: WSP
General Contractor: Donohoe Construction Company

The VITA Tysons project, another project by **Shalom Baranes Associates**, is a 512,000-square-foot, 429-unit apartment tower located at 7902 Tysons One Place in Tysons, Virginia, almost directly across from the Tysons Corner Metro Station. The 30-floor structure—the first phase of a master plan developed to promote a more walkable and sustainable hub—is currently the tallest building in the vicinity. It is part of a mixed-use development that also includes a hotel and an office tower connected to Tysons Corner Center.

The building's plan, with two primary bends, responds to the project's somewhat irregularly shaped site. "An important design goal was to create a building profile and image from distant views that would enhance the skyline for motorists and transit riders on [Metro's] Silver Line," the firm said. "The form developed from a traditional shaped diagram provided in the master plan. Bending the shape in the east and west corners significantly improved light and views in the apartments. Pinching and shaping of the east edges created view separation and added privacy between the apartments and neighboring office building. The corridors of the residential levels are offset, providing a more intimate floor plate of two shorter wings." The project "has been recognized for setting a new tone as neighboring communities begin their own architectural transformations in response to growth along the expanding Silver Line."

The building was previously covered in the Spring 2016 issue of ARCHITECTUREDC.



Lobby of VITA Tysons. Photo © Alan Karchmer/OTTO



VITA Tysons. Photo © Alan Karchmer/OTTO

Signature at Reston Town Center

Reston, VA

Shalom Baranes Associates

Interior Design Consultants: Hartman Design Group
Landscape Architects: LSG Landscape Architects
Structural Engineers: Thornton Tomasetti
MEP Engineers: WSP
General Contractor: HITT Contracting

The Signature at Reston Town Center, also designed by **Shalom Baranes Associates**, is located at the corner of Reston and New Dominion parkways in northern Virginia. The site "is the last major piece of a decades-long master plan and build-out that completes the vision of [developer] Robert Simon for an interconnected network of urban villages in Reston," the firm said. "While much of the architecture in the central town center has post-modern and neo-traditional trappings, the design team for the Signature site found inspiration in the nearby satellite village of Lake Anne, a 1960s-era community also envisioned by Simon that embodies a brutalist modern language." The Signature project's design "combines the best aspects of Reston's '60s modernism and '90s New Urbanism."

The project, with about 1.28 million square feet of space and 508 living units, consists of two wings, each capped by a slender residential tower, with the west wing forming part of a mixed-use parcel facing the town center. A large-format grocery store anchors the site's southwest corner. Near the street, the above-grade part of the building's multi-level parking facility is screened by a line of eight narrow mini-towers, each housing a trio of vertically stacked two-floor residences.

Windows on the towers' facades are spaced regularly in some places and irregularly in others. The architects avoided the typical apartment building configuration of bay windows combined with projecting balconies, and instead gave the towers a sleek, clean-sided appearance consisting of crisply punched-in windows—a strategy employed by modern buildings in Germany and elsewhere in Europe—and balconies that are mostly recessed. Designing each tower as an assemblage of rectangular masses that intersect and slide past one another not only gives them a sense of energy and movement, it also, the architects noted, created additional corners, improving the quality of interior light and the outward views for many of the living units.

The project's exterior materials "are modest—brick masonry—but carefully chosen," the architects said. "A primary buff color with a custom slurry wash is contrasted with a textured bronze ironspot color. The colors are employed volumetrically on the building to highlight the massing approach."



The Signature at Reston Town Center.



Mid-rise "townhouse" section, consisting of stacked duplex units that obscure a portion of the parking garage behind.

Photo © Alan Karchmer/OTTO

Photo © Alan Karchmer/OTTO



Courtyard.

Photo © Alan Karchmer/OTTO



The mid-rise wing with stacked duplex units.

Photo © Alan Karchmer/OTTO



www.MGVEngineers.com | 301-8160-MGV



To feature your products or services in our upcoming Winter Renovations and Preservation issue of *ARCHITECTUREDC*

Contact Jody Cranford:
800-818-0289 jcranford@aiadc.com
Deadline to secure a spot for Winter: October 28th





christopherconsultants.com

christopher consultants





RHODESIDE&HARWELL

A Creative Collaborative of Urban Dwellers, Bikers, Walkers, Foodies, and Gardeners.

LANDSCAPE ARCHITECTURE
PLANNING
URBAN DESIGN

RHODESIDE & HARWELL, INCORPORATED
Alexandria, VA | New York, NY
www.rhodeside-harwell.com

EHLERT BRYAN
consulting structural engineers

CELEBRATING

38 YEARS

OF SUCCESS

www.ehlert-bryan.com

EHLERT BRYAN DC
consulting structural engineers

CBE CERTIFIED

CERTIFICATION #: LSZ85132102021

www.eb-dc.com

Congratulations to

STUDIOTWENTYSEVENARCHITECTURE

2019 AIA Washington DC Chapter

Washingtonian Award - Historic Chapman Stables



Proud to have been
On the Team with
Studio 27 and
Four Points

FOUR POINTS

META
ENGINEERS, P.C.

META Engineers PC Celebrating our 40th Year
703-224-1188, www.metaengineers.com

HAMEL BUILDERS

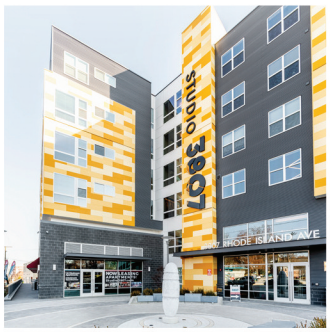
Building Relationships

hamelbuilders.com

Our congratulations to Shalom Baranes!



PHYLLIS WHEATLEY YWCA



STUDIO 3807



CHANNING PHILLIPS

- **Multifamily**
- **Mixed-Use**
- **Renovations**

90%	70%	32k	30+	$2.2B
Projects Negotiated	Revenue from Repeat Clients	Units Completed	Years of Experience	Value Delivered

Maryland:
5710 Furnace Avenue Suite H, Elkridge, MD 21075
(410) 379-6700 | info@hamelbuilders.com

Washington DC:
2520 Pennsylvania Avenue SE, Washington, DC 20020
(202) 584-2100 | info@hamelbuilders.com

LSG congratulates SBA for receiving the 2019 AIA | DC Chapter Design Award. We were pleased to work with the highly creative designers at SBA for "The Signature".

1775 Greensboro Station Place, Suite 110, Tysons, VA 22102 (+1)703.821.2045 info@lsginc.com www.lsginc.com



jessica marcotte | photography







Old Dominion Boat Club

2019 AIA NOVA Award of Merit
2019 Society of Registered Architects Award

Winstanley Architects Planners

703 548 7900 www.jessicamarcotte.com

ECA

ERIC COLBERT & ASSOCIATES
ARCHITECTS
202.289.6800/ECA-PC.COM







Washington at Home

DC-Area Houses Exude Elegance and Innovation

by G. Martin Moeller, Jr., Assoc. AIA



Side view of the Grass House.

Photo © Ty Cole

Front façade of the Grass House.

Photo © Ty Cole

Chapter Design Award in Architecture/ Washingtonian Residential Design Award

The Grass House

Washington, DC

bld.us

Structural Engineers: JZ Engineering
LEED Consultants: Steven Winter Associates
General Contractor: Artwork

The modest scale of the Grass House, a new accessory structure built behind an existing Victorian house in Anacostia DC, belies its subversive architectural intent. Conceived as a rebuke to the decrepit, large-scale public housing projects that are all too common in its neighborhood, the project exploits recent changes to DC's zoning code, which now allows such structures as a matter of right in most residential areas, to demonstrate the potential of small-scale dwelling units to help address the city's housing crunch. The project also "proposes a contextual and healthy alternative to standard stick-frame construction," according to the architects at **bld.us**, and is the first code-compliant bamboo-framed building on the East Coast.



Ground floor work space, with woven-branch divider at right.

Photo © Ty Cole



Basement work space.

Photo © Ty Cole

As much a piece of gigantic, occupiable furniture as a work of architecture, the Grass House is a three-dimensional essay in non-traditional materials and exquisite details. Besides the innovative bamboo-panel structural system, the house incorporates insulated concrete block in the foundation, sheep's-wool insulation in the hollow bamboo walls, and charred cedar and cypress siding. The siding is attached to diagonal furring strips that poke out at the corners, creating an unexpected serrated profile that enlivens the boxy structure. In lieu of standard, utilitarian gutters and downspouts, a robust copper gutter and delicate copper rain chain direct rainwater toward an external cistern used for irrigation.

The rich array of materials and details continues on the interior. Vividly patterned plywood lines the walls on the main floor, while a tapestry of woven walnut branches separates the main spaces from the staircase. Handrails are of highly textured mulberry wood. The second floor is finished primarily in a more neutral plywood, while in the basement, exposed concrete block is complemented and warmed by a variety of wood surfaces and textures.

Although defined as an accessory dwelling unit, the Grass House was actually built as a professional studio for its owner-architects. Ultimately, despite its reliance on natural, eco-friendly materials, the project's greenest aspect may be its role in eliminating the owners' daily commute to work.

Georgetown Row House

Washington, DC

Robert M. Gurney, FAIA, Architect

Interior Designers: Baron Gurney Interiors
Landscape Architects: Campion Hruby Landscape Architects
Structural Engineers: Robert Silman Associates
Contractor: Steven McCaughan, Commonwealth Building and Design

The idea that the front and the back of an urban row house are fundamentally different, and can be designed in different ways, is far from new. During the Victorian era, the front façades of such houses were often very elaborate, with intricate door and window surrounds and dramatic cornices, while the corresponding rear façades were typically quite plain. Clients and architects alike preferred to spend more of their construction budget on the façade that was visible to the public. At the same time, the houses' rear yards tended to be mundane, often used more for service and utility than for recreation.

When **Robert M. Gurney, FAIA**, was commissioned to renovate a trio of 19th-century Georgetown row houses—an adjacent pair of houses that had been combined previously plus a third, separate house that the current owner bought during the early design phase—he fundamentally reversed the Victorian paradigm. While the historic street façades were preserved, the addition at the rear of the combined structure is a boldly modern composition with broad expanses of glass overlooking the back yard, which features a swimming pool beside a taut carpet of grass, perfect for either entertaining or quiet relaxation. The non-adjacent row house has been converted into a guest house, while the narrow swath between it and the main structure is now a ramp leading to a new underground garage.

The design plays up the contrast between old and new. The distinct form of the original structures, for instance, remains intelligible both inside and out. While some interior walls have been removed, and numerous modern elements inserted within the perimeter of the existing buildings, the character of the existing structures is still evident, in large part because most of the historic double-hung windows were retained. By contrast, the addition, with its large windows and glass pocket doors that disappear when opened, feels completely fresh. The old and new portions of the project are separated by a lushly planted garden, with only a narrow, glassy corridor connecting them.

Transparent glass elements, in fact, form something of a leitmotif throughout the project. Highlights of the interior include a chapel-like, glass-enclosed wine storage room situated between the formal living and dining rooms, an open-tread staircase with glass balustrades, and a glass floor in a portion of the top-floor home office above a secondary staircase. The balcony off the master bedroom is lined with glass railings so as not to interrupt views of the generous rear yard, which is now no longer an afterthought, but a virtual private park.



Rear of the house before renovation.

Photo courtesy of Robert M. Gurney, FAIA, Architect

Rear of the property following renovation, with the side wall of one of the original houses visible in the slot at center, and the new guest house at left.



Dining room, with glass-enclosed wine storage room at right.

Photo © Maxwell MacKenzie Architectural Photographer



Photo © Maxwell MacKenzie Architectural Photographer



Family room, looking out toward the rear yard.

Photo © Maxwell MacKenzie Architectural Photographer

Massachusetts Avenue Heights House

Washington, DC

Robert M. Gurney, FAIA, Architect

Interior Designers: Baron Gurney Interiors
Landscape Architects: Campion Hruby Landscape Architects
Structural Engineers: 1200 Architectural Engineers
Contractor: McCullough Construction, LLC

Located just two miles from the National Mall, Massachusetts Avenue Heights feels a world away from Washington's Monumental Core and even its commercial downtown. The leafy neighborhood, initially developed in the 1910s, is known for grand single-family houses—quite a few of which are now the residences of foreign ambassadors—set on relatively large lots. Although it is close to the center of the city, the area evokes some of the wealthier suburban enclaves of Maryland and northern Virginia.

This new house by **Robert M. Gurney, FAIA**, replaced a rambling structure that had an exceedingly quirky layout and a curiously institutional character to some of its key rooms. Gurney's design, by contrast, is a carefully controlled composition that manages to feel homey despite its large scale. The house is divided into three primary wings, each clad in red brick and capped by a simple gable roof of black slate. The use of such traditional materials and forms connects the house to its more traditional neighbors, though the simple detailing, absence of cornices, and minimalist glass hyphens linking the three pavilions clearly convey its modernity.

The middle wing is oriented perpendicular to the two flanking wings, with its gable end facing the street. It thus evokes, if very abstractly, a classical pediment, which is appropriate given that this is also the location of the main entrance. Beyond the entrance hall in this wing are the principal living area, a study, and a screened porch on the main floor, with bedrooms above. The south wing, which contains the kitchen, dining room, and family room on the main level and the master bedroom suite above, is accented by a cross-axis that complements the perpendicular gable of the middle wing. The north wing contains the garage, with more bedrooms above.

The house boasts several soaring spaces, sometimes in unexpected locations. The screened porch, for instance, is two stories high and accented by a fireplace with a tall chimney. Meanwhile, pure white ceilings under the sharply gabled forms lend an exhilarating quality to the master bedroom and a second-floor office.



Front façade of the Massachusetts Avenue Heights House, with main entrance at center.



Rear view of the house.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Family room.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Photo © Anice Hoachlander/Hoachlander Davis Photography



Master bedroom.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Screened porch.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Kitchen addition, with existing house in the background.

Photo © Anice Hoachlander/Hoachlander Davis Photography

Washingtonian Residential Design Award

Black Metal and White Plaster

Arlington, VA

Donald Lococo Architects

Interior Designers: Ella Scott Design
Landscape Architects: Jennifer Horn Landscape Architecture
Structural Engineers: Linton Engineering
General Contractor: Clemens Builders, LLC

Dynamic contrast—whether of colors, textures, forms, or other compositional elements—can be a very effective means of lending interest and identity to a design project. This kitchen addition by **Donald Lococo Architects** achieves that through the juxtaposition of black against white, metal against plaster, and simple modern forms against the Tudor Revival style of the existing house. The result is a striking, almost theatrical space that is infused with natural light.

Despite its stylistic contrast to the existing house, the addition refers to the original in several ways. The sharp pitch of its roof, for instance, matches that of the house's existing gables, while large dormer windows recall a common motif in Tudor Revival architecture. The steel-framed windows and doors were inspired by those of the main house. Saw-scored wood paneling and cabinets allude to the millwork one might expect to see in a house of its era. Even the sleek black-metal-and-glass shelving tower above the kitchen island manages to evoke the quasi-industrial aesthetic that was often seen in the service spaces of Tudor Revival houses of the early 20th century.



View through new kitchen toward the main house.

Photo © Anice Hoachlander/Hoachlander Davis Photography



View through the new kitchen toward the rear yard.

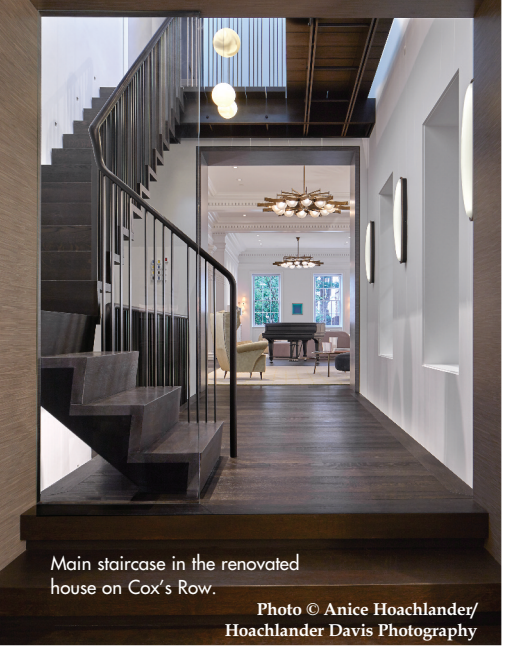
Photo © Anice Hoachlander/Hoachlander Davis Photography

The airy design of the shelving tower enhances the long view originating in the dining room at the front of the house and passing through several service spaces, then through the new kitchen, and beyond to the rear yard. That view is made possible by the wall of glass-and-steel windows and French doors on the rear elevation of the addition. Looking the other direction from within the kitchen, one catches a glimpse of a green roof over the service spaces thanks to a high window at the top of the gable. Opposite the exterior dormer windows facing north, a series of matching dormers accommodates windows that open off of the master bedroom on the second floor, thus directly connecting the two levels and helping to cement the new kitchen's role as the heart of the house.



Kitchen island with open storage shelves.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Main staircase in the renovated house on Cox's Row.

Photo © Anice Hoachlander/ Hoachlander Davis Photography

Restored street façade.

Photo © Anice Hoachlander/ Hoachlander Davis Photography



Patio with view down side yard.

Photo © Anice Hoachlander/ Hoachlander Davis Photography



Living area with new fireplace.

Photo © Anice Hoachlander/ Hoachlander Davis Photography

Chapter Design Award in Interior Architecture

Renovation on Cox's Row

Washington, DC

Robert M. Gurney, FAIA, Architect

Interior Designers: LSS Interiors
Landscape Architects: Campion Hruby Landscape Architects
Structural Engineers: United Structural Engineers, Inc.
Contractor: Peterson & Collins

In Georgetown, a neighborhood that boasts hundreds of beautiful row houses, the five houses known as Cox's Row stand out for their restrained elegance. Built in the early 1800s by John Cox, these houses are set back from the street, creating small "door yards" but leaving relatively little space at the rear. When this particular house was purchased by its current owner, its ground floor was already some 120 feet long, and the rear of the house was largely cut off from the front, both physically and visually.

Robert M. Gurney, FAIA, worked within these constraints to modernize the house's interiors while preserving its historic fabric. A new central stairwell, brightened by clerestory windows at the top, now connects the main sections of the house both horizontally and vertically while bringing natural light into the core of the long first floor. The main living areas were opened up, and eye-catching new elements such as sleek fireplaces now complement restored classical columns and traditional balustrades. A new landscape design makes the most of the limited outdoor areas, including a narrow side yard that lines the rear wing.

This project was previously featured in the Spring 2019 issue of ARCHITECTUREDC.





Street façade of the Hull House.

Photo © Paul Warchol Photography



Interior of the Hull House.

Photo © Paul Warchol Photography

Chapter Design Award in Architecture/ Citation for Design & Well-Being

Hull House

Alexandria, VA

David Jameson Architect

Lighting Designer: David Tozer
Structural Engineers: Structura
MEP Consultants: Foley Mechanical, Inc.
General Contractor: PureForm Builders

The Hull House in Alexandria, by **David Jameson Architect**, which won a Washingtonian Residential Design Award in 2018, received both a Chapter Design Award in Architecture and a Citation for Design & Well-Being this year—an impressive sweep. The reasons for its recognition in the design categories are readily apparent. These include the striking sawtooth roofline, an updated take on the pitched roofs that are required by local zoning guidelines; the robust stone wall that marks the front building line; and the unusual, splayed interior columns that support the tent-like roof.

Less obvious is the rationale for the project's recognition in the Design & Well-Being category. The client requested a predominantly single-level home to allow for aging-in-place. Although there is a mezzanine-level office that currently accommodates the client's business, the rest of the house is all on one floor. The client also asked Jameson to design a light-filled house that would help to alleviate his Seasonal Affective Disorder, a form of depression caused by reduced daylight during winter. Again, the architects delivered with an idiosyncratic but effective composition that funnels light deep into all spaces of the house.

The Hull House was previously featured in the Summer 2018 issue of ARCHITECTUREDC, and was included in the Winter 2018 issue for its receipt of a Washingtonian Residential Design Award.

Chapter Design Award in Architecture

Manifold House
Arlington, VA

David Jameson Architect

Structural Engineers: Wallace Engineering
General Contractor: Sagatov Design and Build

Like the Hull House, the Manifold House, also by **David Jameson Architect**, previously won a Washingtonian Residential Design Award, and this year received a Chapter Design Award.

In car talk, the term "manifold" can refer to either of two different parts of the engine/exhaust system. The term inspired both the name and the design of this house, whose client enjoys tinkering with engines and rebuilding motor scooters in his spare time. A prominent mechanical aesthetic is evident in the weathered steel framework that surrounds the house. Attached to this frame is an irregular array of steel panels, some aligned with the grid of the frame, others projecting at 45-degree angles. This steel screen partially shades the inboard glass curtain walls from sunlight while enhancing privacy for the spaces within.

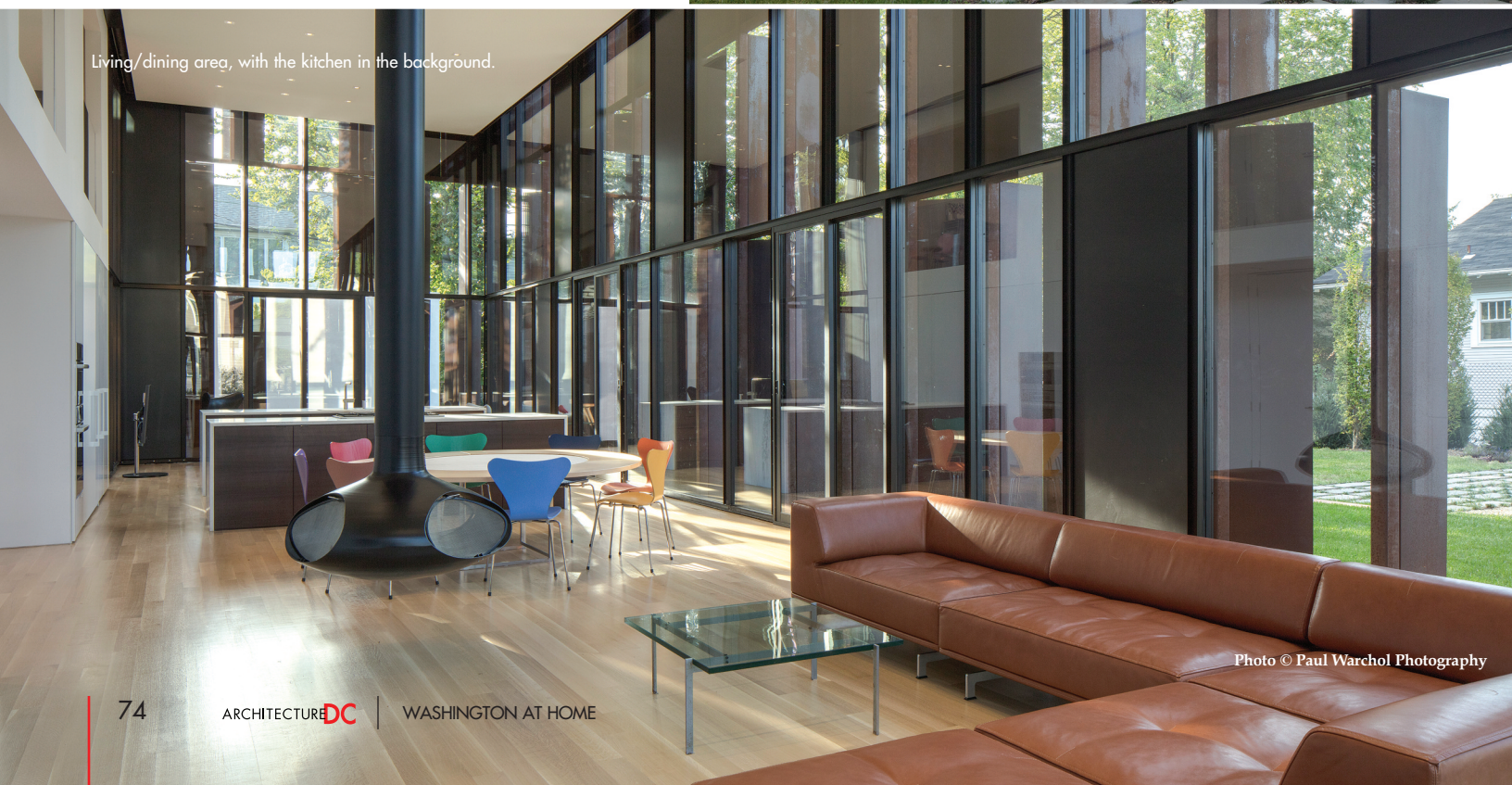
The interior is organized as a series of linear zones, with the main living spaces on the ground floor set alongside a row of service spaces. A similar zoning is evident on the top floor, which contains the main bedrooms. In between is a mezzanine with large openings overlooking the main living and dining areas. A basement and roof deck round out the surprisingly compact residence.

The Manifold House was previously featured in the Summer 2018 issue of ARCHITECTUREDC, and was included in the Winter 2018 issue for its receipt of a Washingtonian Residential Design Award.



Exterior, weathered-steel armature of the Manifold House.

Photo © Paul Warchol Photography



Living/dining area, with the kitchen in the background.

Photo © Paul Warchol Photography



Side façade with main entry at right center.

Photo © Paul Warchol Photography

Chapter Design Award in Architecture

Vapor House

Bethesda, MD

David Jameson Architect

Lighting Designer: David Tozer
Structural Engineers: Linton Engineering, LLC
MEP Consultants: Foley Mechanical, Inc.
General Contractor: ALLY DC

David Jameson Architect's Vapor House is yet another project that was recognized in both the 2018 Washingtonian Residential Design Awards and the 2019 Chapter Design Awards. This one happens to be the architect's own residence.

The house replaced an earlier structure, designed by mid-20th-century architect Charles Goodman with an addition by Hartman-Cox Architects, which had been destroyed by a fallen tree. Jameson decided to build anew, while committing to preserve as many of the site's mature trees as possible. The footprint of the new house roughly follows that of the original structure including the addition.

The new house's unusual skin, consisting largely of custom-embossed metal panels, was inspired by memories of a dark pond near Jameson's childhood home on Maryland's Eastern Shore. The apparent color of the panels changes constantly over the course of the day and year, ranging from silvery-white to black. The mysterious qualities of the surface gave rise to the project's name: the Vapor House.

This project was included in the Winter 2018 issue of ARCHITECTUREDC as a recipient of a Washingtonian Residential Design Award.

Rear of the Vapor House, with guest house at right.

Photo © Paul Warchol Photography



MARYLAND CNC



THIS IS WHAT WE DO





Masters Of CNC Routing and Custom Millwork
WWW.MARYLANDCNC.COM
1-888-787-4573



CONTEMPORARY LISTINGS [.COM]



Designed by Hugh Newell Jacobsen, FAIA
817 Vicar Lane, Alexandria, VA 22302
5 Bedrooms | 5 Full-Bathrooms | 1 Half-Bathroom | 5,438 SqFt
Offered for $2,895,000

Ron Mangas, Jr.
Senior Vice President
Licensed in DC, MD, & VA
c 703.298.2564

TTR | Sotheby's INTERNATIONAL REALTY

6723 Whittier Ave, Suite 101, McLean, VA 22101 | 703.319.3344
Each Office is Independently Owned and Operated

H&B ENGINEERED PRODUCTS

RUSKIN®

ARCHITECTURAL LOUVER SEMINAR

OCTOBER 17TH

Please visit www.hbproducts.com for more information and registration link.

PDH CREDITS OFFERED







H&B Engineered Products 301-918-0241 www.hbproducts.com



BETTER NOW.

Stantec Architects



COMMERCIAL | INSTITUTIONAL | GOVERNMENT **BUILDERS** GRUNLEY

Private; First-Class

Exurban Houses Reflect Varied Approaches to Modern Design

by Steven K. Dickens, AIA, LEED AP



The Wildcat Mountain House.

Chapter Design Award in Architecture

Wildcat Mountain Residence

The Plains, VA

David Jameson Architect

Lighting Designer: David Tozer
Structural Engineers: Linton Engineering, LLC
MEP Consultants: Foley Mechanical, Inc.
General Contractor: PureForm Builders

With this country house in the Blue Ridge Mountains, the firm of **David Jameson Architect** continues its tradition of creating immaculately-detailed, simple-yet-complex houses in bucolic locations.

The primary organizational device on the ground floor is a pinwheel of heavy stone walls, oriented parallel and perpendicular to the slope of a meadow. The void between the walls at the center is an atrium/entrance hall space that connects the four wings of the house. Each wing is articulated as a separate rectangular volume: living/dining/kitchen; master suite; guest bedroom wing; and garage/service wing.

Each volume is held back from the stone walls by a hyphen—a lower-ceilinged connector—about four feet wide, which serves as circulation space and allows each volume to read as a discrete rectangular box. Aside from the garage, which is clad in cedar boards, the wings are articulated by glass walls and capped with green roofs. Views outward are varied: the living room, notably, looks across a terrace and infinity-edge pool to the meadows and farms below in the valley, whereas the guest wing looks toward a wooded hillside. The purity of forms is emphasized by a restrained material palette, deceptively minimal detailing, and, in the case of the guest room wing, a cantilever over the descending slope, which allows the bottom of the rectangular box to be visible. In these moves, emphasizing purity of form, the house draws from longstanding modernist traditions.

What makes this house distinctive, however, is the second floor, also in the form of a pinwheel but rotated about eight degrees from the grid of the main level. The architects explain that this shift orients the upper level toward more distant views of the Blue Ridge, though it is also clearly a dramatic compositional gesture.



Photo © Paul Warchol Photography



Family room, with dining room visible beyond transparent divider.

Photo © Paul Warchol Photography



Main living area.

Photo © Paul Warchol Photography

In any case, the geometric interplay between the main and second floors creates a richness that moves beyond pure modernist forms. For the most part, the second floor is set back from the perimeter of the main level, overlooking the green roofs of the wings. But at the ends of the pinwheel arms, the second floor projects beyond the level below, creating sheltered thresholds at the four points (including the main entrance) where the atrium has doors opening to the site.

All utilitarian elements of the interiors—kitchen appliances, closets, bathrooms, even the televisions—are rigorously incorporated into built-ins and clad in richly finished materials that conceal their utilitarian purposes. (There is also a basement for messy things like mechanical systems, pool pumps, and the like.) Furnishings draw from classic modernist designs—but even here, note that there are no table lamps, no torchères: all lighting is minimal in form and carefully worked into ceilings and built-ins. Aside from the occasional small tabletop sculpture, there is not even any evident art: the focus is on the views out and the architectural art of the house itself.



Main entrance.

Photo © Paul Warchol Photography

House on the Intracoastal Waterway

Rehoboth, DE

Gardner Architects LLC

Kitchen Designers: Jennifer Gilmer Kitchen & Bath
Landscape Architects: Jordan Honeyman Landscape Architecture
Structural Engineers: 1200 Architectural Engineers
Geotechnical Engineers: John D. Hynes & Associates, Inc.
General Contractor: Beachwood, Inc.

This house in Rehoboth, Delaware, has a similar program to the Wildcat Mountain Residence, but reflects a more informal, beachier vibe. For example, the guest accommodations are called the "Bunk Room." The geometries are somewhat more playful, mixing traditional and modernist forms.

Gardner Architects focused on environmental aspects of the project, particularly appropriate for a low-lying site facing across the Intracoastal Waterway toward protected wetlands. On the surface, one sees an appealing work of architecture, but underlying every move is an effort to enhance its sustainability and livability. The shape of the house, for example, deliberately puts outdoor spaces in shade for key periods of the day—appropriate for a house primarily used in the summer—and catches prevailing breezes to reduce dependence on mechanical HVAC. The skylight at the top of the stair hall is operable, creating natural stack ventilation when opened; the stair hall itself is positioned within the house to make the most of this energy-saving feature.

The house has a geothermal well system, which uses the constant temperature of the earth to provide highly-efficient heating and cooling, as well as an ERV (energy recovery ventilator), which pulls heat (or lack of heat, in the summer) out of exhaust air, transferring it to supply air. The building envelope is highly insulated, including high-performance windows. The architects provided shading devices—sliding wood slats at the bunk house wing, pull-down shades at the living room's porch—to deal with the worst of the afternoon sun.

In the surrounding area, many of the houses are raised an entire story above grade to deal with storm surge potential. This conveniently allows car parking and storage to go below the house, but it separates the house from its site and nature. For this house, the architects positioned it several feet above grade (sufficient for storm surges), with gentle, almost imperceptible terraces in the yard and decks to maintain a strong connection to the earth.

This project was previously featured in the Summer 2018 issue of ARCHITECTUREDC.



Waterfront façade of the House on the Intracoastal Waterway. **Photo © John Cole Photography**



View from the porch toward the water. **Photo © John Cole Photography**



Kitchen and dining area. Photo © John Cole Photography

Chapter Design Award in Historic Resources/Preservation

Mid-Century Modern Makeover

Easton, MD

Wiedemann Architects LLC

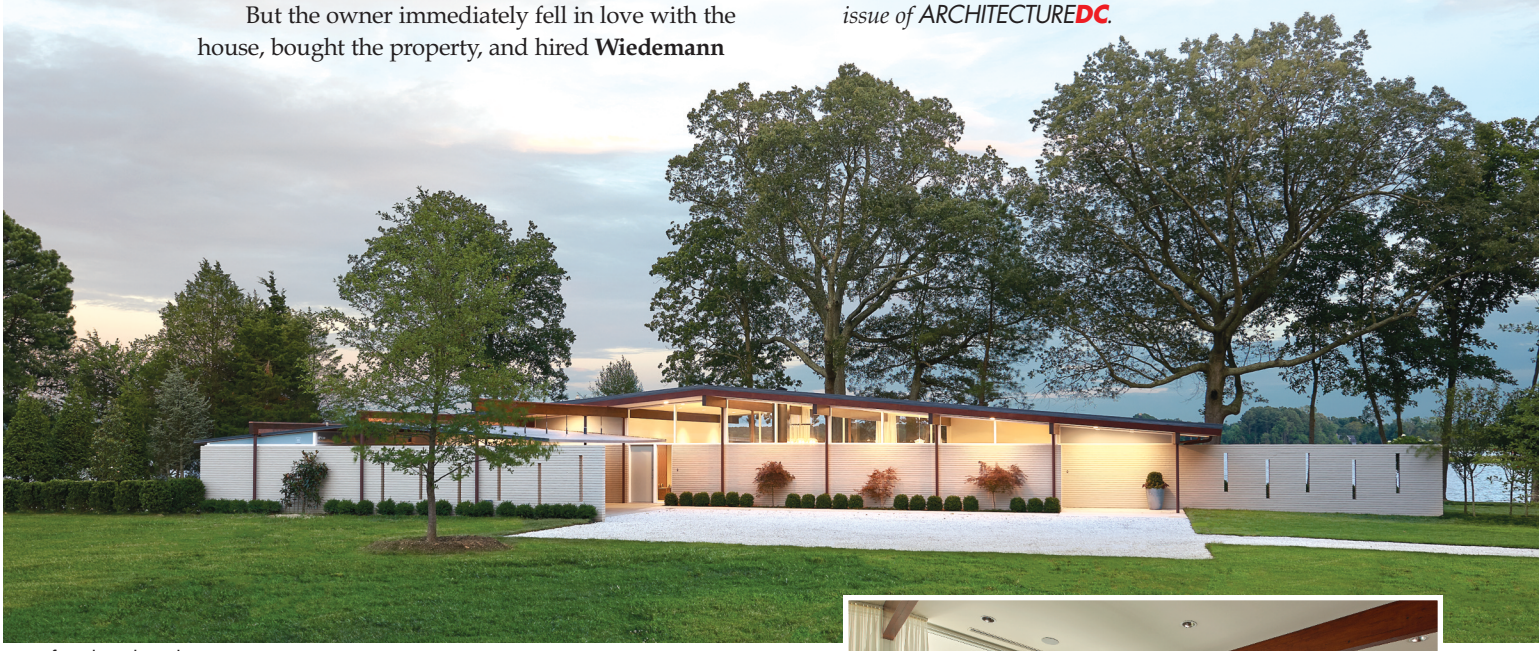
Interior Designer: Shaun Jackson Inc.
General Contractor: Bluepoint Construction

When the current owner learned about this property, there was no mention of the high-style Mid-Century Modern house, built in 1957, that occupied it. The attraction was the site, with generous frontage on the Tred Avon River between Easton and Oxford, on Maryland's Eastern Shore. The selling agent assumed that the house—at that point a shell of its original self, dilapidated and too-many-times remodeled—would be demolished.

But the owner immediately fell in love with the house, bought the property, and hired **Wiedemann Architects** to restore and renovate it. Wiedemann was struck by the mix of simple and complex architectural elements—the big, low-slope gable roof, the consistent line of trim and built-ins at precisely 6'-8" above floor level, the big beams and columns pulled away from walls, and so forth.

The completed project is largely a restoration, but in some cases the original condition had been lost to time, and modern program elements (such as a proper master suite) needed to be incorporated. The changed elements hew closely to the guiding lines of the original house, but have a more contemporary character. In some cases, the architects introduced new elements that *emphasize* the characteristics of the original design in entirely new ways. For example, the brick wall at the land side of the house was painted white and new tuckpointing has recessed horizontals—both of these moves emphasize the play of the horizontal wall against the vertical columns more than the original red-brick wall with standard joints.

This project was previously featured in the Spring 2019 issue of ARCHITECTURE**DC**.



Front façade with parking court. **Photo © Anice Hoachlander/Hoachlander Davis Photography**



Living/dining area.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Waterfront façade. **Photo © Anice Hoachlander/Hoachlander Davis Photography**


Private Residence
Rehoboth Beach, Delaware


Politics & Prose
Washington, DC

MCC 1200
ARCHITECTURAL ENGINEERS PLLC

www.1200ae.com

Alexandria, Virginia



"Spy House" —
Merit Award for
Interior Architecture from
the AIA-DC Chapter

Design:
Jacobsen Architecture

General Contractor:
Harry Braswell, Inc
703.836.1776
www.harrybraswell.com

HARRY BRASWELL, INC.
WWW.HARRYBRASWELL.COM
Since 1982

Congratulations to

Amy Gardner, FAIA LEED AP and Brittany Williams, FAIA, LEED AP of Gardner Architects LP on their Award Winning project!

The American Institute of Architects

Cornerstone Partner



Project: House on the Intercoastal Waterway, Rehoboth Beach, DE.

Architect: Gardner Architects, LLC.
Builder: Beachwood, Inc.
Image: John Cole Photography

Custom Railings: AGS Stainless

AGS stainless inc
CLEARVIEW® Railing Systems

To learn more on the advantages of having your project's custom railings fabricated 100% offsite, visit us at DesignDC Sept 16 & 17th or online at **AGSstainless.com.**

Copyright 2019 AGS Stainless Inc.



PERRIN & ROWE®

Perrin & Rowe® Georgian Era
Pull-Down Kitchen Faucet

BEST.
DECISION.
EVER.

When it comes to your dream home – making sure it is perfect means tons of tough decisions. Let our knowledgeable product experts relieve the stress and restore the fun while introducing you and your design team to our extensive collection of products from the most sought after brands. Request your appointment today at **fergusonshowrooms.com**

FERGUSON
Bath, Kitchen & Lighting Gallery

WASHINGTON | ROCKVILLE
ANNAPOLIS | ALEXANDRIA
CHANTILLY

FERGUSONSHOWROOMS.COM

©2019 Ferguson Enterprises, LLC 0819 1406016



MERSOA

mersoa.com

Mersoa Woodwork and Design, LLC
Gaithersburg, MD

Design KUBE Architecture
Photo Greg Powers



Rendering of possible improvements to one of the city's alleys.

Urban Amenities

Diverse Projects Recognized for Catalytic Potential

by Deane Madsen, Assoc. AIA

This year's Chapter Awards jury recognized four projects for their contributions to the broader cityscape. One, the Channing E. Phillips Homes, is covered in the article on multi-family projects. The other three, covered below, offer community solutions at distinct scales, from the infrastructural framework that runs through the whole District of Columbia, to a small town's main thoroughfare, to a single building within an existing neighborhood. In DC's Northwest quadrant, the Cleveland Park Library serves as a central meeting place within a historic district. The town of Front Royal, Virginia, sees new potential in its once-downtrodden downtown thanks to the revitalization of two buildings along its Main Street corridor. And throughout the District, the alleyways that form an informal network carved within the overarching L'Enfant Plan are the subject of some creative interventions that envision life beyond trash collection.

Chapter Design Award in Urban Design/Master Planning

Washington Alley Project

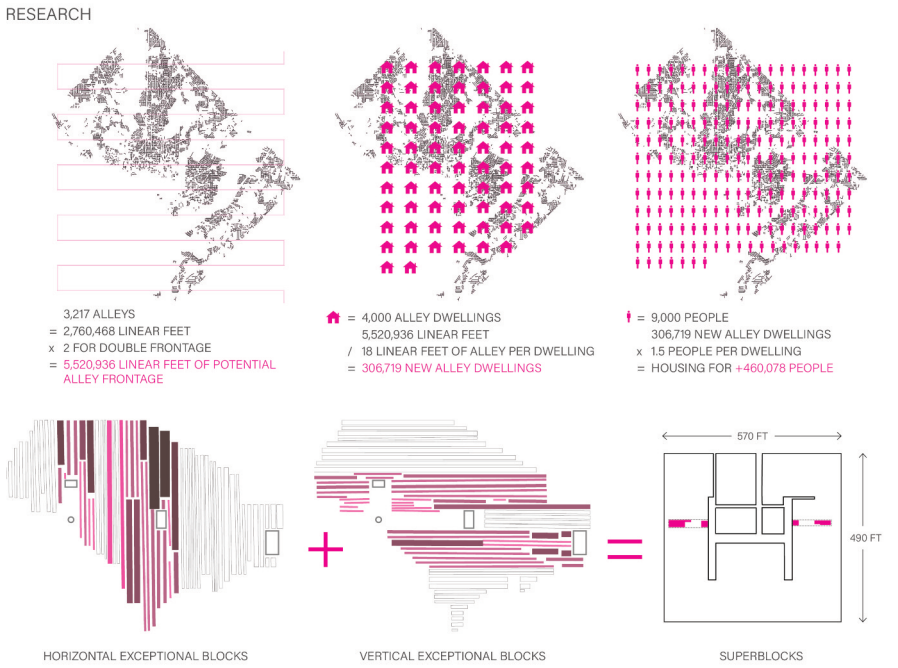
Washington, DC

EL Studio

EL Studio's Washington Alley Project is a rare, self-initiated research project. Headquartered within an alley building itself, the firm has embarked upon a mission to investigate and improve this network of sub-street infrastructure. What began as a series of studios at the Catholic University of America, where principals **Elizabeth Emerson, AIA**, and **Mark Lawrence, AIA**, teach, has evolved into



Courtesy of EL Studio



Analytical diagrams illustrating the design opportunities within the city's network of alleys.

Courtesy of EL Studio

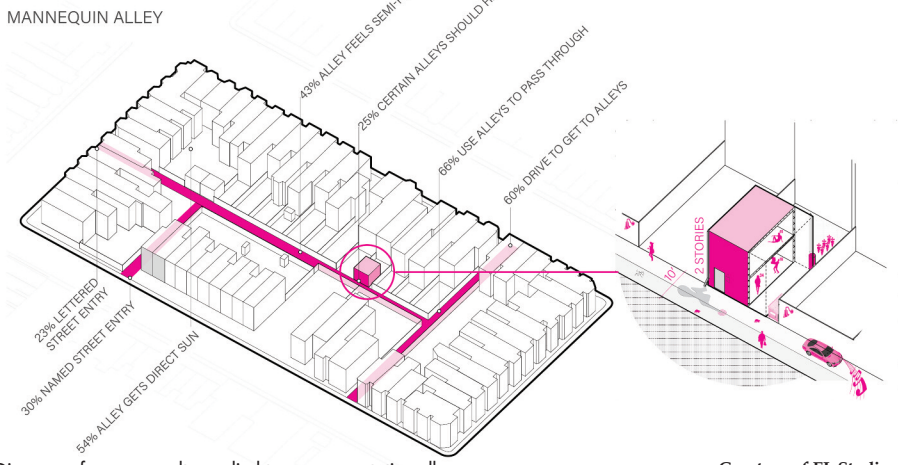


Diagram of survey results applied to a representative alley.

Courtesy of EL Studio

a multi-stakeholder endeavor that allows them to continue to rethink this underutilized city resource. From EL Studio's calculations, there are some 46 linear miles of alleyway frontage within DC, which offer the potential for more than 72,000 alley dwellings for some 216,000 residents. In the shorter term, however, proposed interventions aim to make alleyways cleaner, more pedestrian-friendly, and more of a community benefit than they are in their current, strictly utilitarian format.

It should be noted that EL Studio's proposals aren't just whims, but are backed up by District-wide surveys that asked respondents what their alley hopes and expectations might be. The firm has also hosted a series of what its principals call "alley hops," i.e., get-togethers during which interested attendees ("hoppers") could take self-guided walking tours through a specified set of nearby alleyways, and visualize alley improvements through low-tech hardware in the format of View-Master reels. The most recent alley hop involved collaboration with the newly opened Apple Store at the former Carnegie Library, pairing visitors with iPads loaded with Morpholio software to allow virtual-reality overlays on which they could sketch their own interventions.

"As Washington grows—and right now it can't go higher, and it's definitely not a small city, if you measure it in plan—the city core needs to use every square inch of surface that meets a public street," Lawrence said. "These alleys are some of those areas that are just starting to become utilized in new ways."

Some of those new ways were explored in a recent design charrette: Thanks to creative partnerships with grant-making organizations and a local community improvement district, EL Studio now has a pilot project going in nearby Prather's Alley. Participants suggested alternative uses for the alley—which serves mainly as a loading thoroughfare and a cut-through for drivers looking to circumvent traffic backups elsewhere—that included a venue for performances and communal seating to support impromptu outdoor markets. While the pilot project is picking up steam, the city is full of potential areas that could benefit from similar interventions, and EL Studio's project deserves extra commendation for leading the conversation on how Washington can capitalize on its underutilized alley resources to turn dingy passages into courtyard-like community amenities.



New storefronts on the Barnhart Building. **Photo © Nathan Webb, AIA**



Renovated Weaver Building. **Photo © Nathan Webb, AIA**



Courtesy of Reader & Swartz Architects

New restaurant space. **Photo © Nathan Webb, AIA**

Citation for Urban Catalyst

Vibe Main Street Properties

Front Royal, VA

Reader & Swartz Architects

Civil/Structural Engineers: Painter + Lewis, PLC
General Contractor: Whittington Construction Co., Inc.

Front Royal, Virginia, could be classified as one of those small towns on the way between here and there: A place close to the Appalachian Trail, where hikers occasionally meander off-path to find a shower or a real bed, or where people touring Skyline Drive may pause to refresh and refuel. But beyond that, the town of roughly 15,000 has seen a decline over recent years, with multiple vacant storefronts contributing to Front Royal's retail rental rates being among the lowest in Warren County. Two recent developments in Front Royal's downtown aim to revitalize the area, turning vacant properties into thriving small businesses that will draw locals and visitors alike.

Seeing vacancy as opportunity, local developer Vibe Properties enlisted **Reader & Swartz Architects**—a firm located in the similarly small town of Winchester, Virginia—to reinvigorate a historic former department store (the Weaver Building, designed more than a century ago by New York architect John Sloan), and a slightly less historic former garage and auction house (the Barnhart Building). In the Weaver building, Reader & Swartz refreshed the storefront windows, and divided the ground-floor space into an art gallery and a Thai restaurant. On the opposite side of the street, the Barnhart Building, which had infilled a former gas station setback with a medium-sized gaming parlor and auction house, has been subdivided into four separate storefronts, including a mountain supply store, a bakery, and a brewery, each with its own identity to further enliven the streetscape. In the Barnhart Building, Reader & Swartz incorporated the industrial feel of the former garage for the new beer-making facility.

"Our clients thought that if they did enough things, they would start to jumpstart essentially the whole downtown, which is I think is happening now," said principal **Charles Swartz, FAIA, LEED AP**. "People are bored with malls and shopping centers, and you know you can buy stuff online now. So making things that are eccentric or a good experience just seems to be a value that these small towns and old buildings can bring."

The two building refurbishments add six new businesses to Front Royal's retail landscape, with additional office space on the Weaver Building's second level. Where too-large storefronts sat empty, now the newly reconfigured spaces provide more manageable leasing opportunities for local small businesses to thrive.

Citation for Urban Catalyst

Cleveland Park Library

Washington, DC

Perkins Eastman DC

Associate Architects: Perkins Eastman
Landscape Architects: Landscape Architecture Bureau, LLC
Lighting Designers: Stroik Lighting Design
Structural Engineers: ReStl Designers, Inc.
MEP Engineers: Setty & Associates
Civil Engineers: A. Morton Thomas & Associates
Traffic Engineers: Gorove/Slade
Library Consultants: Library Planning Associates
Sustainability Consultants: Heller & Metzger
Sustainability Consultants/Energy Modelers: In Posse
AV/IT/Acoustical Consultants: Shen Milsom & Wilke
Program Managers: Brailsford & Dunlavey
Design/Build Contractor: Gilbane Building Company
Design/Build Contractor Protégé: Saxon Collaborative Construction

In Washington's Cleveland Park neighborhood, there are plenty of thriving small businesses, and also a diverse contingent of residents to support them. But for many years, it has lacked a central gathering space. The new Cleveland Park Library (profiled in the Spring 2019 issue of *ARCHITECTUREDC*) fills that role by replacing a smaller, outdated branch with a facility that boasts some 7,000 square feet of additional space as well as meeting rooms for up to 400 people at a time. These meeting rooms are the direct result of community input during the design process, and the rooms have garnered triple the average number of monthly bookings compared to the prior facility.

The design, led by a team from **Perkins Eastman DC** (PEDC), connects to the surrounding community character with a scale appropriate to its residential setting to the north and south. A rounded edge where the building meets the corners of Newark Street and Connecticut Avenue pays homage to its Art Deco-infused neighbors, and a limestone-framed entryway at its southeastern corner sets a definitively civic tone for the new structure. Further extending the residential connections are porch-like balconies on the north and south sides, where library visitors can filter outdoors for fresh-air reading and conversation. And just inside the entrance is an open space dubbed The Forum, which arose out of community concerns.

"One thing that we learned was the demographics of Cleveland Park are changing, and story time 20 years ago was one thing, and now it's mobbed," said **Matthew Bell, FAIA**, who is a principal with PEDC. "Families would ask, 'Where do we put our strollers?' So it's as simple as that, but also a big space that has a certain amount of formality and grandeur to it, where you can perceive the whole building, and feel like you're part of Connecticut Avenue."

In three scales, this year's Urban Catalyst awardees show new ways of fulfilling the potential of underutilized resources to provide better community amenities.



Lobby and main staircase. Photo © Joseph Romeo, Courtesy of Perkins Eastman DC



Adult reading area. Photo © Joseph Romeo, Courtesy of Perkins Eastman DC

New Cleveland Park Library, with the main entrance at center left.

Photo © Joseph Romeo, Courtesy of Perkins Eastman DC

THE COLORS MAKE THE HOME





Benjamin Moore®

Find expert service and every color you can imagine at a locally owned Benjamin Moore® retailer.

Find your new favorite color at ***benjaminmoore.com***

©2019 Benjamin Moore & Co. Aura, Benjamin Moore, Color Lock, Gennex, and the triangle "M" symbol are registered trademarks licensed to Benjamin Moore & Co. 6/19

THE ARCHITECTURAL RESOURCE FOR LIGHTING







ALLIANCE LIGHTING

scan. call. or visit.

DESIGN SUPPORT • SALES • SERVICE

443 430 9803 AllianceLighting.com

PORCELANOSA
FACADES

Open-Joint Porcelain Solutions





The Nevins
Brooklyn, NY

Porcelain
Dover Arena

SF
21,000

Architect
Brent M. Porter & Isaac + Stern Arch

Find us at

www.porcelanosafacades.com

Porcelanosa
North Bethesda
11500 Rockville Pike
North Bethesda, MD 20852
240.290.1120

Porcelanosa
Washington D.C.
1000 Connecticut Avenue NW,
Suite 100E, Washington D.C. 20036
202.204.1655

Porcelanosa
Rockville
701 Dover Road, Unit B,
Rockville, MD 20850
301.294.8193



XCELLENCE

IN DESIGN & QUALITY

Extend your design options with our PVC beadboard and explore the widest range of tongue-and-groove profiles in the industry. With the look and craftsmanship of premium lumber, VERSATEX® PVC Stealth beadboard is designed with the builder in mind. The extended nailing leg helps to speed installation while creating a professional, finished look. Our T&G products include both sheets and standard profiles, providing classic looking wainscoting options. Our traditional beadboard provides 7% more coverage than the competition.

That's what we call excellence.

Versatex
@versatex
@versatex_trimboard

www.versatex.com | 724-857-1111

VERSATEX®
TRIMBOARD

GET THE VERSATEX APP
Available on the App Store and Google Play™

Download on the App Store
ANDROID APP ON Google play

Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

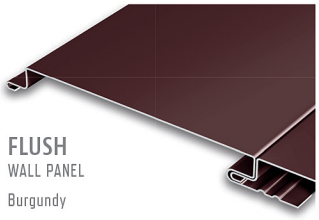
WOW Factor



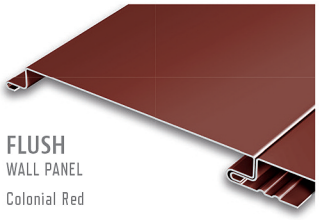
AISD Performing Arts Center, Austin, TX | Owner: Austin Independent School District | Architect: Pfluger Architects
General contractor: American Constructors | Installing contractor: Texas Roofing Co. | Photographer: Tom Coplen
Profiles: Flush Panels, M-42 Panel | Colors: Burgundy, Colonial Red, Terra Cotta, Galvalume

"We thought the metal would give us the 'wow' factor from a distance. We first considered using just a single color but the consensus was that we needed something that stood out even more. That's why we went with the nice three-color combination."

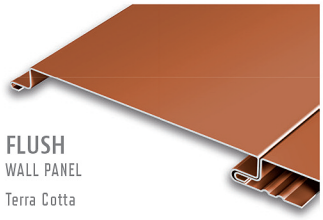
-Jessica Molter, AIA, LEED AP BD+C, Principal, Pfluger Architects



FLUSH
WALL PANEL
Burgundy



FLUSH
WALL PANEL
Colonial Red



FLUSH
WALL PANEL
Terra Cotta

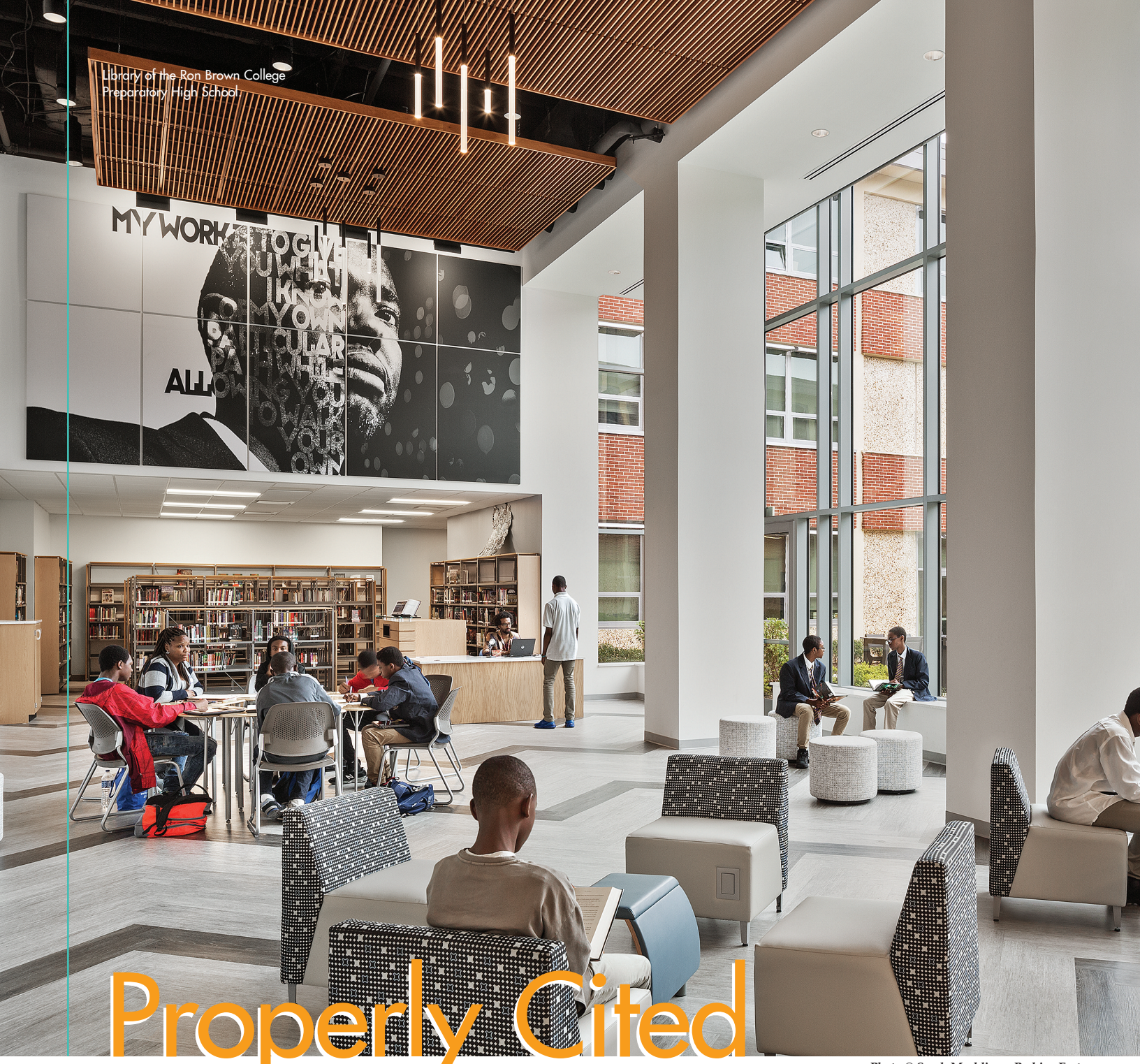
NEW PHOENIX PLANT
WEST COAST DELIVERY

Case study at PAC-CLAD.COM/AISD

PAC-CLAD.COM | INFO@PAC-CLAD.COM

IL: 800 PAC CLAD MD: 800 344 1400 TX: 800 441 8661
GA: 800 272 4482 MN: 877 571 2025 AZ: 833 750 1935

PAC-CLAD
PETERSEN
A CARLISLE COMPANY



Library of the Ron Brown College Preparatory High School

Photo © Sarah Mechling—Perkins Eastman

Properly Cited

Jury Recognizes Projects for Sustainable and Universal Design

by Ronald O'Rourke

The jurors this year awarded four citations for sustainable design and a fifth for universal design, meaning design that is accessible to people of all abilities. The project types honored—schools, a recreation center, a community garden, and a single-family residence—reflect the spread of sustainable and universal design practices in recent years to various branches of the architectural profession. These projects demonstrate that architecture isn't simply about aesthetics and meeting client needs—it's also an important tool for addressing complex societal challenges. (One project recognized for sustainable design, the Powell Elementary School, is covered on page 38.)





Main entrance of the Ron Brown College Preparatory High School.

Photo © Sarah Mechling—Perkins Eastman

Citation for Sustainable Design

Ron Brown College Preparatory High School

Washington, DC

Perkins Eastman DC

Structural Engineers: SK&A Structural Engineers
MEP Engineers: Interface Engineering Inc.
Civil Engineers/Landscape Architects: A. Morton Thomas & Associates
General Contractor: Gilbane Building Company

Ron Brown College Preparatory High School (RBCPHS) is Washington's first all-male public high school. Designed by **Perkins Eastman DC** (PEDC), an affiliate of the global architecture firm Perkins Eastman Architects, the 600-student school is located at 4800 Meade Street, NE, in Washington's Deanwood neighborhood, where it forms part of a campus that also includes the Deanwood Community Center.

RBCPHS "provides a student-centered, college preparatory curriculum that develops and enhances character, academic curiosity, and service with a focus on serving young males of color," PEDC said. The school "was designed to serve as both an educational and community asset. The rehabilitation of RBCPHS is one of many steps being undertaken to re-establish a heart of the community, and improve its neighborhood connections and livability."

The project involved fully renovating a 1960s-era middle school that was closed in 2013 due to declining enrollment. The renovation was designed to meet the Architecture 2030 Challenge, an AIA-supported effort that calls for all new buildings, developments, and major renovations to be designed to achieve steeply reduced fossil fuel use, energy consumption, and greenhouse gas emissions, with a goal of being carbon-neutral by 2030.

The school's roof is equipped with a 533-kilowatt rooftop photovoltaic array. For any electrical power that the school takes from the grid, the District has committed to purchasing offsetting renewable energy certificates for wind energy. The school also incorporates numerous features for reducing water use, capturing and managing rainwater, and improving indoor air quality.

"The school is dedicated to using the building as a teaching tool for both students and the larger community," PEDC said. Educational signage throughout the building alerts occupants to sustainable-design features, and a community garden serves the school and community as a teaching tool for local, sustainable agriculture. With these features and others, the firm said, the RBCPHS "provides not only the best individual instructional spaces, but also complementary places for positive school community interaction outside of class."

Citation for Sustainable Design

Marvin Gaye Recreation Center

Washington, DC

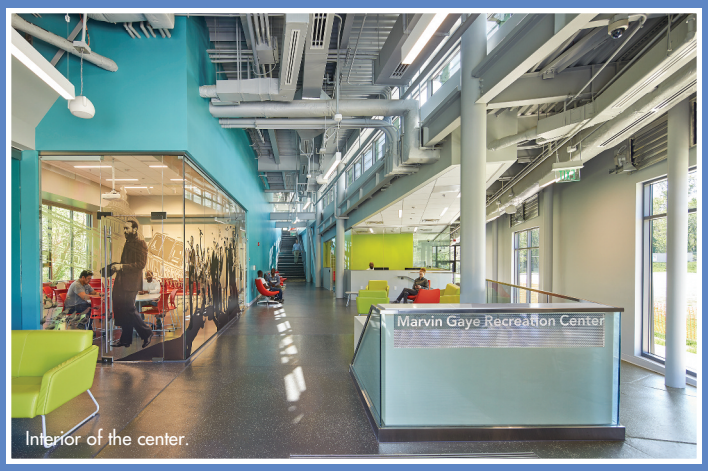
ISTUDIO Architects

Landscape Architects: Landscape Architecture Bureau + Symbiosis
Structural Engineers: Simpson Gumpertz & Heger
MEP/F Engineers: Setty & Associates
Civil Engineers: A. Morton Thomas & Associates
Technology Consultants: Educational Systems Planning
Glazing/Screen Installers: Delray Glass
LEED Consultant: Dan Triman
Contractor: MCN Build

The Marvin Gaye Recreation Center—a dynamic, bar-shaped building designed by **ISTUDIO Architects**—is located at 15 61st Street, NE, in Washington's Grant Park neighborhood, not far from the District's easternmost tip. The project has achieved LEED Gold certification.

Underlying the building's design was the concept of resilience—an idea, the architects said, that applies to both how the project responds to the site's specific challenges, and to how the facility is intended to help to build resilience within the community. The overall goal, the firm said, was to create a community center that would be "a resource for all, and a refuge in times of trouble, in service to the DC Department of Parks and Recreation's mission to promote health, conservation, and universal access to parks."

A key design consideration was the Watts Branch Stream, which runs through the site. "A 100-year flood plain encompasses approximately half of the site, and a FEMA-mandated floodway along Watts Branch Stream cuts the site in half," the firm said. "This, along with majestic willow oaks on the northern half of the site and a large practice field to the south of the site, drove the center to be located as close as possible to Watts Branch Stream."



Interior of the center.

Photo © Anice Hoachlander/Hoachlander Davis Photography

The building's cantilevered design raises it out of the floodway, extends the building's form towards the stream, and creates a balcony that provides a vantage point among the trees. A perforated-metal screen on the building's southern and western sides filters daylight, controlling solar heat gain while also helping to frame views. A green roof covers the first-floor wing.

On the building's interior, "the pathway through the building was designed to enhance and encourage the user through the building, and out to the balcony for a new view of the site," the firm said. "Art, natural ventilation, and daylighting were all incorporated to create a healthy, inspiring experience." The building's narrow footprint and interior glazing admit daylighting into all interior spaces. Operable windows in the program spaces and automated louvers in the open areas encourage natural ventilation. The building's design reduces its energy use by 37.5% relative to a baseline for projects of this type.

The project was previously covered in the Winter 2018 issue of ARCHITECTUREDC, after it earned a similar citation awarded by the AIA | DC president.



The Marvin Gaye Recreation Center.

Photo © Anice Hoachlander/Hoachlander Davis Photography



Terraces and winding paths of the Twin Oaks Community Garden.

Photo © ISTUDIO Architects

Citation for Universal Design

Twin Oaks Community Garden

Washington, DC

ISTUDIO Architects

Structural Engineers: BEI
MEP/F Engineers: Setty & Associates, Ltd.
Civil Engineers: AMT, LLC
Geotechnical/Hazmat Consultants: ECS Corporate Services, LLC
Contractor: MCN Build

Terraces are an age-old solution for growing plants on sloped sites—think rice fields in Asia, Inca-era terraced settlements in Peru, or centuries-old terraced vineyards in the Douro Valley of Portugal and elsewhere in Europe. The Twin Oaks Community Garden—another project designed by **ISTUDIO Architects**—takes the idea of a terraced garden and updates it with universal-design features.

Located in Upshur Park at the intersection of 14th and Upshur streets, NW, in Washington's Petworth neighborhood, the project converted an overgrown, little-used, sloping patch of land into a beautiful community garden. The facility replaces the neighborhood's previous community garden, which had been located on the other side of Upshur Street, on the grounds of Powell Elementary School.

One of the garden's principal universal-design features is a winding pathway of gently-sloped, ADA-compliant concrete ramps linking the various terraces. In addition to allowing access for those who cannot use stairs (not to mention gardeners using wheelbarrows), the winding path, which connects to a straight-run stairway at the switchbacks, lends a crisp note of organization to the garden's design and helps showcase the individual garden beds.

The garden's other principal universal-design feature is a group of ADA-compliant plots located near the garden's top end, where the land is more gently sloped. The plots are designed with various heights and depths, in accordance with requirements from the DC Department of Parks and Recreation (the owner of Upshur Park), so that they can be used by gardeners of all sizes and abilities.

The project was previously covered in the Summer 2019 issue of *ARCHITECTUREDC*.

Spencer Carriage House Deep Energy Retrofit/Restoration

Washington, DC

Peabody Architects/Deco Design Studio

Structural Engineers: Rossetti Engineering, PLLC
Energy Auditors: Conway Energy
General Contractor: Federalist Builders

The Spencer Carriage House project, located in an alley in Washington's Dupont Circle neighborhood, converted a two-story, 1905 stable and carriage house designated as a DC landmark building into a single-family residence. The project was designed by **Peabody Architects** and **Deco Design Studio**.

Peabody Architects focuses on "making homes with a smaller carbon footprint, filled with non-toxic, recycled materials. Today all of our new work is built to the Passive House standard, using only 15-20% of the heating and cooling energy of a code-built structure." The Spencer Carriage House project, the firm said, is the first Passive House-level retrofit of a designated DC Landmark building.

The project restored and renovated "one of the last remaining stable/carriage houses built to serve the large mansions in the Dupont Circle area," the firm said. "Originally, the horses and carriages were housed below, and servants above. Over the last hundred years, the building has been used as a garage, a car dealership, a fashionable restaurant, and in its last incarnation, a popular Dupont Circle nightclub."

A key aim of the project was "to exceed the District of Columbia's 50 by 32 goals, achieving as close to net-zero energy use as possible without sacrifice to comfort or lifestyle." Washington's Sustainable DC Plan, adopted in 2012, calls for, among other things, reducing citywide energy use and greenhouse gas emissions, and increasing the use of renewable energy, by 50% by the year 2032.

As renovated, the first floor contains guest bedrooms, a small apartment, and utility spaces, while the second floor includes a large, open, living/dining/kitchen area and the master suite. A small separate catering kitchen serves large events. An attic-level space not visible from the street was carved out for a small entertaining deck and outdoor kitchen.

The house "is zero-energy ready, with space available on the south roof for the 16.3-kilowatt photovoltaic array that would be required [to achieve net-zero energy use]," the firm stated. "Current DC Historic Preservation Review Board requirements do not allow visible solar arrays on Landmark buildings."

Summing up the project, the firm said: "We live in a climate emergency. This client chose to act accordingly."



Renovated exterior of the carriage house. Photo © David Peabody



Kitchen. Photo © BuzzPhoto



Master bedroom window. Photo © David Peabody

Congratulations to all of the 2019
AIA|DC Chapter Design Award winners.



INTERFACE ENGINEERING

MEP ENGINEERING
FIRE/LIFE SAFETY
LIGHTING DESIGN
TECHNOLOGY
ENERGY MODELING
COMMISSIONING



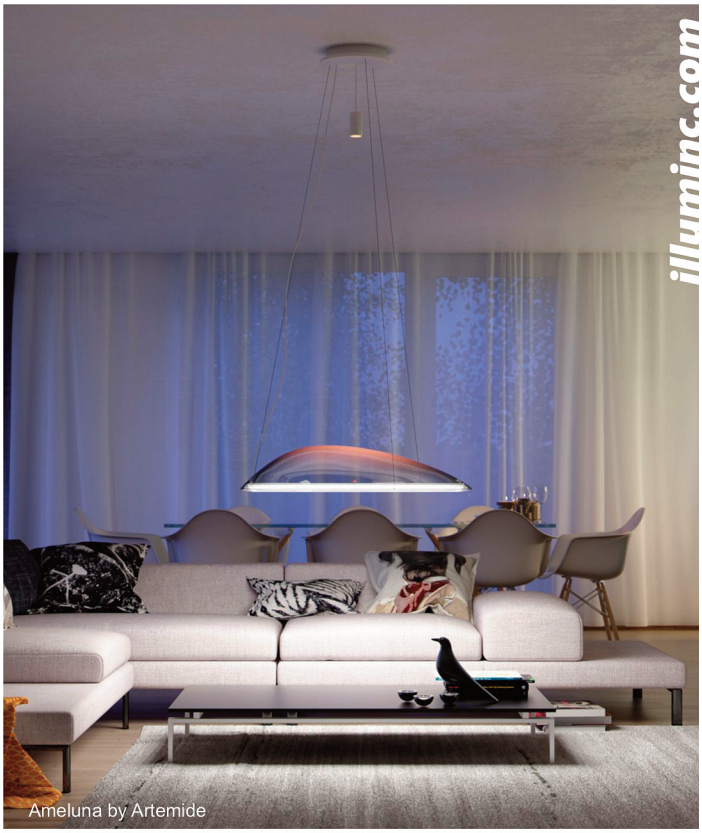
BEI Structural Engineers has been providing professional structural engineering services to the public and private sector since 1996. We have designed projects that balance function, economy, and aesthetics with timely completion and adherence to budgets.

We are proud to partner with STUDIO

Building Design for New Construction ◆ Building Renovations ◆ Load Surveys and Structural Analysis ◆ Building Evaluation ◆ Peer Reviews and Plan Reviews ◆ Value Engineering ◆ Engineering Consultations ◆ Construction Administration

3930 Pender Drive, Suite 175, Fairfax, VA 22030
(703) 890-5000 – Phone ◆ (703) 890-5006 - Fax
info@beidc.com ◆ www.beidc.com





Illuminations
Light shapes the spirit. since 1982

415 8th street nw
washington dc
20004
202.783.4888

BUILT
ENVIRONMENT
ENGINEERS

Engineering for the Built Environment

Consulting Mechanical, Electrical, Plumbing & Fire Protection Engineers

Engineering in Harmony with the Natural Environment

5130 Wilson Boulevard, Arlington, VA 22205
703-888-0649

www.beengrs.com



EXPANDING
by contracting

MONARC
CONSTRUCTION INC.



ABC Awards of Excellence

♦

AIA Specialized Housing Award

♦

WBC Craftsmanship Awards

703.641.8500
monarcconstruction.com
info@monarcconstruction.com

Diplomatic Missions, Historic, Culture & Arts, Religious, Commercial, Multi-family and Single-family





COMBINED HEAT & POWER

For a Sustainable Energy Future.

Combined Heat and Power (CHP) can reduce your energy costs, increase the efficiency of your facility's electricity and heating systems, and reduce emissions.

Get Started Today.
pepco.com/CHP
866.353.5798

EmPOWER MARYLAND

pepco
An Exelon Company

EmPOWER Maryland programs are funded by a charge on your energy bill. EmPOWER programs can help you reduce your energy consumption and save you money. To learn more about EmPOWER and how you can participate, go to pepco.com/saveenergy.



Walpole classics, kits to custom.







Choose easy-to-assemble kits – or custom designs with Walpole CAD support.
Pergolas, corbels, railing, trellis, and more crafted in low maintenance AZEK®.
Call 800-343-6948 or visit walpoleoutdoors.com

SINCE 1933 Walpole Outdoors™



| architects: R2L:Architects | photographer: John Cole |

REDEFINING ROOFTOPS

CREATING ROOFTOP ENVIRONMENTS

REED ROW APARTMENTS (Washington DC)
SILVER LEED CERTIFICATION

PEDESTALS MANUFACTURED IN DENVER, CO AND 100% RECYCLABLE WITH 20% POST-INDUSTRIAL RECYCLED MATERIAL.

WOOD TILES CONSTRUCTED FROM RESPONSIBLY HARVESTED HARDWOODS, SUSTAINABLE, AND AVAILABLE IN FSC CERTIFIED SPECIES.

ALUMINUM CUBES MADE IN THE USA, 100% RECYCLABLE WITH 20% RECYCLED CONTENT, AND FINISHED WITH LOW VOC PAINTS AND SEALANTS.

BISON
Innovative Products

bisonip.com | 800.333.4234



Washington Gas
A WGL Company

THE NATURAL ENERGY PARTNER

DESIGN SOLUTIONS

FIND A TRUSTED PARTNER IN WASHINGTON GAS

Learn more at NaturalEnergyPartner.com

When designing natural gas solutions for multifamily and commercial projects, partner with Washington Gas and benefit from:

- CUSTOM DESIGN OPTIONS
- COMPETITIVE COST SAVINGS
- COMPLIMENTARY EDUCATION
- ENERGY EFFICIENT SOLUTIONS

magic-pak®

Preserve your vision with Magic-Pak.

Quiet, self-contained Magic-Pak® units won't let HVAC requirements get in the way of your artistic vision.

To enhance your next project, visit **Magic-Pak.com/Architects.**





THE RELIABLE RENEWABLE™

Geothermal gives you the freedom to focus on life

WaterFurnace geothermal systems provide reliable operation 24 hours a day, 7 days a week, 365 days a year—rain or shine, day or night, windy or not. They use the stored solar energy in the ground to provide your family luxurious comfort and incredible savings. In fact, it's the only HVAC system that'll pay you back—and with the renewed 30% federal tax credit[1], there's never been a better time to switch to the Reliable Renewable. For more information, contact your local WaterFurnace territory manager.

Shelton Cartwright, Jr.
WaterFurnace Territory Manager
(260) 446-9280
shelton.cartwright@waterfurnace.com

WaterFurnace
Smarter from the Ground Up™

visit us at ***waterfurnace.com/Reliable***

1. 30% through 2019, 26% through 2020 and 22% through 2021
The Reliable Renewable is a trademark of WaterFurnace International, Inc.

Advertisers Index

1200 Architectural Engineers 84
3D Storm Studio 44
Added Dimensions Construction 9
AGS Stainless 85
Alliance Lighting 92
Allied Air / Magic Pack 106
Altieri Sebor Wieber, LLC 40
Balfour Beatty 28
Ballston Exchange 12
Barnes Vanze Architects, Inc. 102
BEI Structural Engineers, Inc. 101
Benjamim Moore 92
Bison Products 104
Built Environment Engineers 102
Campion Hruby Landscape Architects 76
CARR Properties 19
Christopher Consultants 60
Coakley & Williams Construction 44
Contemporary Listings / TTR Sothebys International Realty 77
Deck Awning Company 8
Dri-Design 6
ECS MID-ATLANTIC, LLC 42
Ehlert Bryan Engineers 61
Eric Colbert & Associates Architects 63
Extron 4
Ferguson 86
Girard Engineeering 18
Glass Construction 11
Grunley Construction Co, Inc. 79
Gutierrez: Studios 76
H&B Products 78
Hamel Builders 62
Harry Braswell, Inc. 84
Hendrick Architectural 42
Hope's Windows, Inc. 45
Illuminations 101
Interface Engineering, Inc. 101
Inter-Lux 21
Jessica Marcotte Photography 63
Kitchen and Bath Studios, Inc. 20
Konst Union 10
Lee & Associates, Inc. 42
Ligne Roset 13
LSG Landscape Architecture 62
Maryland CNC 76
Maxwell MacKenzie, Architectural Photographer .29
MCLA Architectural Lighting Design 18
MCN Build 43
Mersoa Woodwork and Design, LLC 87
Meta Engineers, P.C. 61
Metropolitan Engineering, Inc. 2
MGAC 40
MGV Consulting Engineers 60
Monarc Construction, Inc. 102
Moody Graham Landscape Architects 101
One Source Associates, Inc. 29
PAC-CLAD | Petersen 95
PCC Construction Components 43
PEPCO - Lockheed - ICF Agenc 103
Peterson + Collins 108
Phoenix Noise and Vibration . . . . . .OBC
Poggenpohl 2
Polysonics 41
Porcelanosa 93
Potomac Valley Brick 1
Pyramid Builders 31
Rhodeside & Harwell 60
Silman Associates 60
SK&A Structural Engineers 18
Starus Lighting 30
Studio Snaidero DC Metro . . . . . .IFC
SunAir Awnings 21
Symbiosis, Inc. 43
TW Perry . . . . . .IBC
Versatex Trimboard 94
Wagner Roofing Company 20
Walpole Outdoors 103
Washington Gas 105
WaterFurnace International 107
Western Window Systems 7
York Building Products 28


PETERSON+COLLINS
Award-winning Builders
Historic Restoration and Addition
petersonandcollins.com | 202.234.4500
Architect: Outerbridge Horsey Associates | Photographer: Anice Hoachlander



TW Perry's window specialists and consulting staff have factory trained expertise, years of industry knowledge and experience to be a valued resource in the product selection process. Contact a TW Perry Consultant today to help you on your next project: windowsmetrodc@twperry.com

LEPAGE WINDOWS & DOORS AVAILABLE AT TW PERRY:

BALTIMORE, MD - SILVER SPRING, MD - GAITHERSBURG, MD

ANNAPOLIS, MD - LEESBURG, VA - SPRINGFIELD, VA

TW PERRY

WINDOW CONSULTING SERVICES

Silent Partner.

Acoustical Engineering gives your project a quiet advantage.

Noise and vibration — they can be sensitive subjects when it comes to design and construction. Acoustical engineering from Phoenix Noise & Vibration helps you implement proven strategies from the ground up. With staff board-certified in noise control engineering, we partner with architects and builders in a flexible, collaborative approach.

From code interpretation to onsite acoustical testing, you get the benefit of integrated solutions that prevent headaches later on. Whether you need to ensure good acoustics, mitigate unwanted noise, or protect sensitive equipment, give your project the quiet advantage. Acoustical engineering from Phoenix — it speaks volumes for your success.

PHOENIX
noise & vibration

Acoustical Engineering Solutions.

Maryland | Washington, DC | Virginia | 301.846.4227 | phoenixnv.com | Member: NCAC, ASA, INCE, NSPE, USGBC